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Part I

Fallbrook Community Plan

San Diego County General Plan - 1990

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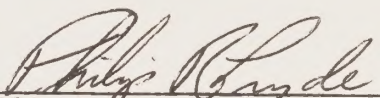
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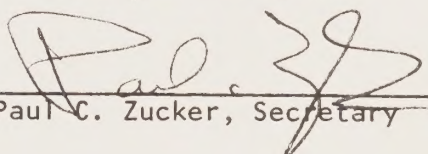
ADOPTED BY
BOARD OF SUPERVISORS
DECEMBER 31, 1974
GPA 74-02
REVISED
AUGUST 23, 1979
GPA 79-C.E.

General Introduction	XIV -1
Section I Community Development	XIV -7
Section II Transportation	XIV-40
Section III Environmental Resources	XIV-52
Section IV Public Facilities and Services	XIV-65
Appendices (Adopted)	XIV-82

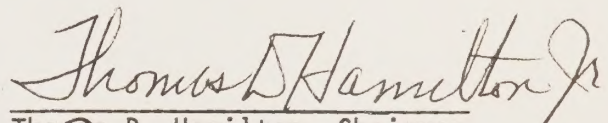
CERTIFICATE OF ADOPTION

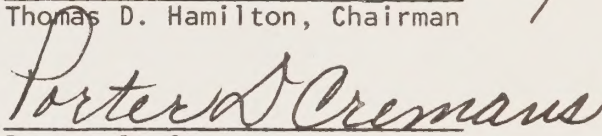
I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA) 79-C.E., Subitem (2), is the Fallbrook Community Plan and is a part of the Land Use Element, Section II, Part I, and Section III of the San Diego County General Plan - 1990, and that it was approved by the San Diego County Planning Commission on the 17th day of August, 1979.


Philip Pryde, Chairman


Attest: Paul C. Zucker, Secretary

I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA) 79-C.E., Subitem (2), is the Fallbrook Community Plan and is a part of the Land Use Element, Section II, Part I, and Section III of the San Diego County General Plan - 1990, and that it was adopted by the San Diego County Board of Supervisors on the 23rd day of August, 1979.


Thomas D. Hamilton, Chairman


Attest: Porter D. Cremans
Clerk of the Board

Adopted December 31, 1974, GPA74-02
First Amendment April 16, 1976, (92)
Second Amendment December 16, 1976, GPA76-02
Third Amendment October 5, 1978, GPA78-02
Fourth Amendment August 23, 1979, GPA79-C.E.

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CHAPTER 1

INTRODUCTION

INTRODUCTION

Although the history of the present community of Fallbrook goes back over 100 years, growth was very slow and unspectacular until 1940 at which time only 2,000 people resided in the area. Fallbrook's population has grown seven-fold since 1940 with the most significant increase occurring between 1960 and 1970 when the population increased roughly 38% from 8,728 to 12,038 persons. The current population is estimated at 14,000. The population is projected to reach 36,000 before 1990.

The citizens of Fallbrook are proud that their community has grown to its present size without losing its basically good living environment. They are also proud to have met the challenge of preparing a sound community plan that will enable the community to absorb future growth without sacrificing the existing quality of life.

The Fallbrook Community makes general prescriptions for the integration of those elements of growth which affect the quality of a community: Land Use, Circulation, and Community Facilities. With the guidance of this Plan, development can proceed toward a set of goals and objectives which enhance the quality living environment of Fallbrook, specifically toward the adopted General Goal which is to "Perpetuate the existing rural charm and village atmosphere while providing for future growth through the establishment of residential villages enabling Fallbrook to accommodate the projected population increase in such a manner that it will complement and not sacrifice the environment of our rustic, agriculturally-oriented community."

REGIONAL ORIENTATION

Fallbrook is located in the northwestern section of San Diego County approximately 60 miles north of San Diego.

Major access to the Fallbrook area is provided from the east by Interstate 15 (U.S. 395) currently being improved to freeway standards to facilitate connection with the cities of Riverside and San Diego and direct access to Los Angeles and Orange counties. State Highway 76 is currently a major access road from the south while major access from the west is gained by Interstate 5, via State Highway 76.

An anticipated major highway and truck route will be required to carry estimated future traffic from the townsite area south to State Highway 76, and east to Interstate 15.

The Fallbrook Community Planning Area consists of approximately 56 square miles of varying terrain. In the northern portion of the community, there are rugged mountains which surround the Santa Margarita River. Gently rolling hills covered with avocado and citrus crops predominate throughout the central part of Fallbrook. The significant feature of the lower portion of the community is the San Luis Rey River with areas of rural homes surrounded by tree crops.

Geographically, the community planning area can be separated into two distinct sections, the rural, non-townsite area, and the townsite. The non-townsite area consists mainly of rolling, hilly uplands and low mountains interspersed with homesites and tree crops, and covered by natural chaparral. Rugged rock outcropping, exposed igneous and metamorphic rock, and sandy loam, underlain at a shallow depth in many places by hardpan, are all found in the steeper areas. Numerous stream beds and narrow winding valleys run through the non-townsite area, carrying rainfall runoff to the Santa Margarita and San Luis Rey Rivers.

The townsite area consists generally of gently rolling hills with deep sandy alluvial soils in the valleys. Here is where the majority of Fallbrook's 14,000 citizens live, work, and transact business, in an area where some urban amenities and facilities are provided. However, many homesites in this area are interspersed among groves of trees in a rural atmosphere.

HISTORICAL BACKGROUND

The community was permanently settled in 1869 with the establishment of the Vital Reche family ranch, 160 acres just south of the present Live Oak Park. Spanish land grants of the early 1800's are still evident in the area by such names as Rancho Santa Margarita y Las Flores, Rancho Monserate, Rancho Guajome, Rancho Buena Vista.

Water came to the area in 1932 when the Santa Margarita Rancho agreed to let the utility district pump from the Santa Margarita River. As water flowed, citrus and avocado groves flourished in Fallbrook. Such cultivation replaced the previous dry farming of grain, hay and olives.

Since Camp Pendleton became a reality in 1942, numerous military personnel have chosen Fallbrook as their home. Although the population has increased rapidly, especially since 1960, the community has retained an atmosphere of rural charm, village style, and warm country friendliness.

EXISTING LAND USE

The following is a tabulation of existing land use in the Fallbrook Planning Area.

EXISTING LAND USE

Generalized Land Use	Acres	Percent of Area	Dwelling Units
Single Family Residential	814.73	2.30	3,209
Multi-Family Residential	34.27	0.10	402
Mobilehome	77.01	0.22	630
Commercial	373.07	1.05	144
Industrial (Incl. Extractive)	30.75	1.09	---
Agriculture	11,486.86	32.39	
Public, Semi-Public (Incl. Utilities & Recreation)	175.54	0.49	---
Transportation & Parking	17.55	0.05	---
Vacant (Incl. Water & R.R. Utilities Rights of Way)	21,978.12	61.97	---
Road Right of Way	478.07	1.34	---
TOTAL	35,465.97	100.00	4,385

ORGANIZING FOR EFFECTIVE PLANNING

A community plan, as defined by San Diego County, has several important purposes. In addition to providing more detail than the County General Plan, the Fallbrook Community Plan is concerned with all the physical, social and economic factors which contribute to the environment of the community. The Plan is based on an analysis by the Fallbrook Citizens' Planning Group of the interplay of these factors and, when adopted, will represent an official policy statement as to the manner in which Fallbrook is expected to grow.

The Fallbrook Citizens' Planning Group is designed to utilize citizen involvement and is organized with a working executive committee and its various technical subcommittees. The community has prepared its goals and its plan and has used County personnel as professional staff.

On September 19, 1968, a community-wide meeting was held to which all area property owners and residents were invited to attend. Approximately 280 citizens attended and gave the idea of community planning an overwhelming approval. Approximately 90 persons expressed a willingness to form the Fallbrook Planning Group and to join as general members. Ad-hoc committees were formed to draft bylaws, establish boundaries for the planning area, a work program, and to prepare nominations for a slate of officers. At a general meeting held December 10, 1968, officers were elected and the work of these ad-hoc committees was accepted.

On February 4, 1969, upon the recommendation of the Planning Commission, the Board of Supervisors approved the bylaws, boundary and work programs and authorized all County departments to work with the Fallbrook Citizens' Planning Group in the preparation of a community plan. The Group was incorporated as a non-profit corporation on April 3, 1969, Charter Number 566430.

Since its initial meeting on February 25, 1969, the Executive Committee of the Fallbrook Citizens Group has held over 150 meetings with the staff of the San Diego County Planning Department and it has been briefed by experts from County government, special districts, and private business, all of whom discussed the services that their organizations provide to Fallbrook. A total of nine meetings of the General Membership have been held during the six years the Group has been at work on this project.

With this input from the experts, the citizens' planning group was able to arrive at basic goals which describe how the community is expected to grow. Again, by working with County staff, special districts, and private business, the committee was able to translate the goals into specific land uses, public facilities and circulation proposals which are depicted on the enclosed Fallbrook Community Plan map.

PLANNING CONCEPTS

This community plan is addressed to the long-term development of Fallbrook into an area supporting a population of approximately 36,000. The opportunity exists to create a physical, economic and social environment sufficient to meet the needs of the future. A well defined framework of objectives has been established as a basis for the design of a community form for the Fallbrook of the future. It is expected that this plan will be subjected to revision on five year intervals. The following assumptions and conclusions are considered as the basis for this study.

Population and economic growth in Riverside and San Diego counties will continue to increase.

Current development in Fallbrook will continue at rates similar to those experienced in recent years.

A major portion of the land will remain agricultural because of favorable soil and climate.

Recreation and tourism will continue to increase and form an important part of the region's economy.

The Community Plan for Fallbrook will encourage development compatible with the natural endowments of the area.

Special Districts will continue to exert a major influence on the course of development.

NATURE OF PLAN

The planning concept for Fallbrook is to create and develop a well balanced community which will include a variety of residential villages within a highly desirable physical and social environment. This plan reflects a set of carefully evaluated and interrelated objectives. These objectives are directed toward establishing an optimum community form and are formulated to enable a rational application of this form to Fallbrook.

PLAN PROPOSALS

The Fallbrook Community Plan is the result of careful application of the community's adopted goals to the broad planning strategy formulated for the area. This plan has located the higher intensity uses such as industrial and commercial in areas where they will function most conveniently and efficiently. Residential areas will be buffered from major traffic ways and serviced by local collector roads providing accessibility to essential neighborhood services as well as cultural and recreational facilities. Individual neighborhoods will contain their own educational systems, playgrounds, and accessible parks, thereby clustering family activities into identifiable groupings without undue intrusion of outside traffic and incompatible uses.

The major urban area in Fallbrook will continue to be within the present townsite. All primary urban developments are expected to locate within or adjacent to the townsite. A new urban area is planned for the intersection of State Highways 395 (I-15) and 76. This area is expected to be developed as separate planned villages. Each village will be characterized by a balance of housing mixes and urban level of services. It is expected that the cumulative population of the new planned villages may exceed 13,000 people.

CHAPTER 2

BACKGROUND FOR PLANNING

POPULATION

As pointed out in the Introduction, Fallbrook's population has grown seven-fold since 1940 when less than 2,000 people resided in the area. The population recorded for Fallbrook in the 1960 Federal Census was 8,728, the special census of April 1969 gave a figure of 11,675, and the 1970 Federal Census placed the population at 12,038 people.

Based on past trends, present realities, and future expectations, the population of Fallbrook is projected to grow to about 36,000 by 1990. It is the central purpose of this plan to assure that this growth is orderly. At the same time, it is recognized that most of the forces affecting the future growth of Fallbrook will originate outside the community itself and that a realistic plan will be in harmony with these larger, longer-range forces.

It is recognized that many inherent characteristics of the existing population must also help form the basis of realistic planning and that future size alone is not the only consideration.

For example, the 12,000 people residing in the 56 square mile planning area in 1970 were living in 4,020 dwelling units of all types. The average household in Fallbrook (excluding mobilehomes) has 3.21 people compared to a Countywide average of approximately 3.00. Mobilehomes shelter an average of 2.14 persons, indicating that only a few children live in mobilehomes.

Between 1960 and 1970, the proportion of the population under age 5 dropped from 13% to 7.3%, apparently, as a reflection of the declining birth rate and increased longevity. The 5-19 age group increased slightly from 27% to 28% of the total population, while the 20-44 age group dropped from 33.2% to 26.8% and those in age 45-64 category increased from 18.2% to 24.3%. This means that Fallbrook has a larger proportion of more mature citizens since the 1960 national census showed only 20% over 45 and only 9% over 65 years of age.

These statistics on the characteristics of Fallbrook's population provide guides to the potential future demand for residential structures and for educational and recreational facilities.

ECONOMY

As stated above, future population growth in Fallbrook will be dependent to some extent upon factors arising outside the community itself. Among these factors are general population growth trends in southern California, southern Riverside County and northern San Diego County. Also, future population growth will be largely regulated by the expansion and/or contraction in the future of basic employment opportunities.

Since the future demand for land and public facilities and services will depend not only on population and employment projections, but on other economic indicators as well, the Fallbrook Citizens' Planning Group has analyzed some of these indicators in an attempt to ascertain their role in the future growth of the community.

Income

The 1970 Federal Census revealed that there is both poverty and wealth in Fallbrook. According to statistics gathered on annual median family income for census tracts in Fallbrook, 13.3% of the families had incomes between \$15,000 and \$25,000 and 3.8% of the families had incomes over \$25,000. On the lower end of the income scale, 8% of the families in Fallbrook had incomes between \$1,000 and \$3,000 and 7.7% of the families had incomes less than \$1,000.

Employment

Unlike many other suburban communities in San Diego County, most Fallbrook residents earn their wages in the Camp Pendleton--Fallbrook area. In fact, the 1969 census showed 70.3% of the community's principal wage earners working in this area, while only 1.4% of Fallbrook's wage earners work in central San Diego. Provision has been made for the desired types of industries by designating certain areas to be developed with industrial uses.

Agriculture has long been an important element in the economic base of Fallbrook, and, according to the committee's analysis of current trends, should continue to be so for many years. According to the 1970 Federal Census, employment connected with agriculture includes the Managers, Operatives and Laborers categories which, together, account for 38.7% of Fallbrook's principal wage earner occupations.

In this regard, the community is urged to assure that agriculture and all agriculturally oriented services within the community are maintained, supported and expanded so as to promote Fallbrook's unique and agricultural specialities. In order to accomplish this, encouragement and support should be offered for the continued development of suitable land for avocados, citrus, flowers, nursery stock, and annual crops.

By harmonizing its internal advantages with discernible trends at the regional, state and national levels, there is an excellent opportunity for Fallbrook to achieve balanced growth.

Retail Sales & Service

As basic industrial and agricultural employment grows in the Fallbrook Planning Area, it is anticipated that there will be an increase in secondary employment related to retail sales and service. The Plan calls for the orderly growth of business and professional services and maximum convenience for local shopping needs.

Building Activity

In order to accommodate the continuation of growth without encouraging urban sprawl, the plan provides for the establishment of residential villages, utilizing the cluster housing concept wherever possible. Higher density residential uses, such as garden apartments and townhouses, are generally consolidated in or near the present "town center".

Agriculture

The importance of agriculture as an economic activity in Fallbrook has already been stressed. However, country living is also a way of life in Fallbrook, therefore, it is the intent of the Plan to make land available for the development of country estates which can be combined with the raising of the area's traditional crops, avocado and citrus. The commercial production of these same tree crops will also be encouraged, but intensive commercial livestock operations and the heavier types of agricultural processing will not be encouraged.

PROPERTY TAX REVENUE

There are 17 separate special districts which derive revenue from property taxes within the Fallbrook community planning area. In order to maintain a predominantly low residential density and an agriculturally oriented landscape, the Fallbrook Plan proposed that existing public facilities be fully utilized before new facilities are approved. These objectives can be facilitated through coordination of planning between all affected special districts, public utilities, and County agencies. Additionally, the planning group believes strongly in the concept that new development will pay its own way.

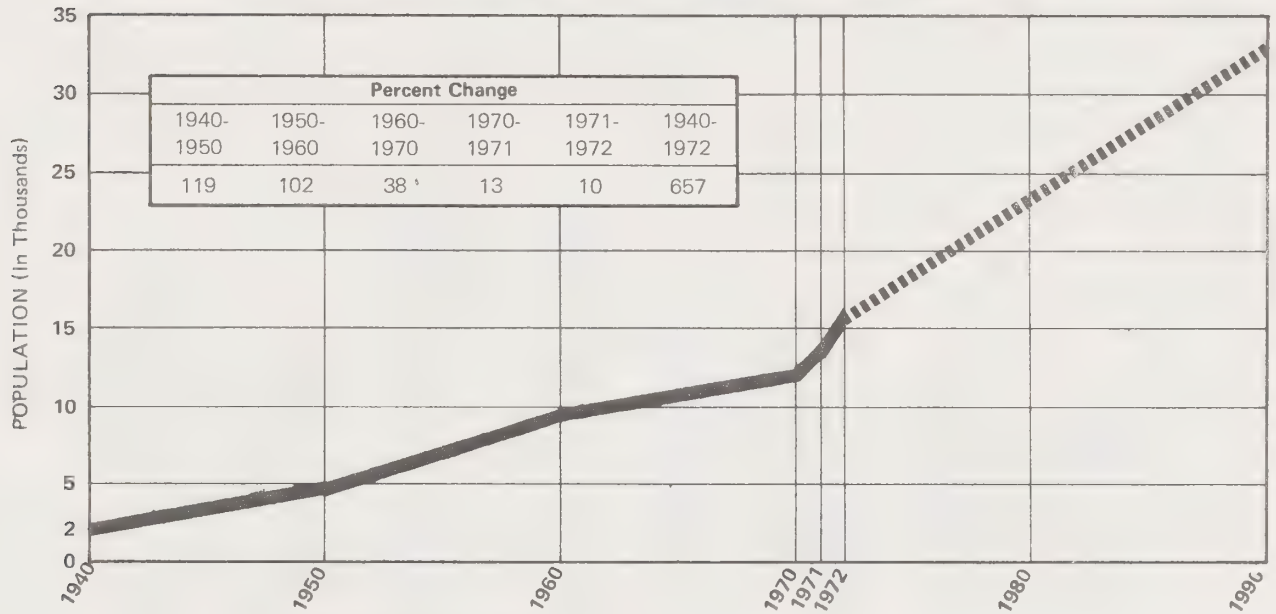
HOUSING

At the time of the 1970 Federal Census, 68.7% of Fallbrook's households owned their own homes. Also, according to the 1970 census, 43.7% of the community's households had resided in their current dwellings more than two years; while another 21.1% had been in their dwellings more than two years, but not more than five years. However, there was also a significant number of long time residents. 35.2% of the households had resided in their current dwellings five years or more. Of that group, the following persons were living in these locations prior to occupying their present dwellings:

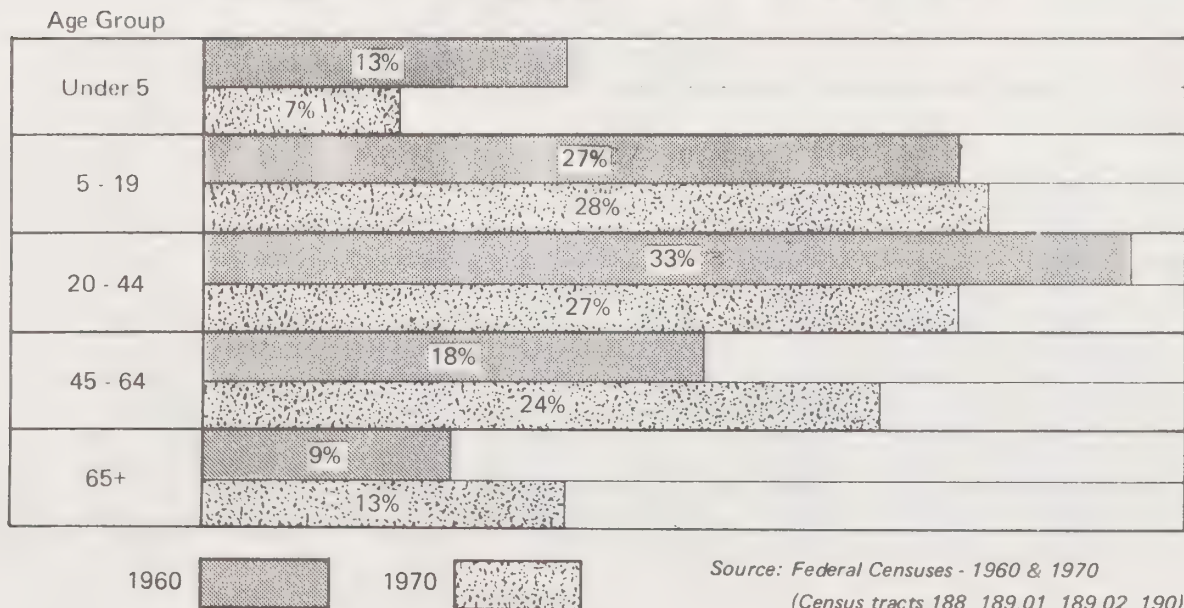
Residents of San Diego	1.3%
Residents of the county outside of San Diego	42.5%
Residents outside the county	50.2%
Residents abroad	5.1%

The majority of residents, both old and new, reside in single-family dwellings. The plan will offer the widest possible choice of residential settings to all socio-economic groups in an attractive rural suburban atmosphere. (See social characteristics segment of the Environmental Impact Report (Vol. II) for greater detail on mobility.)

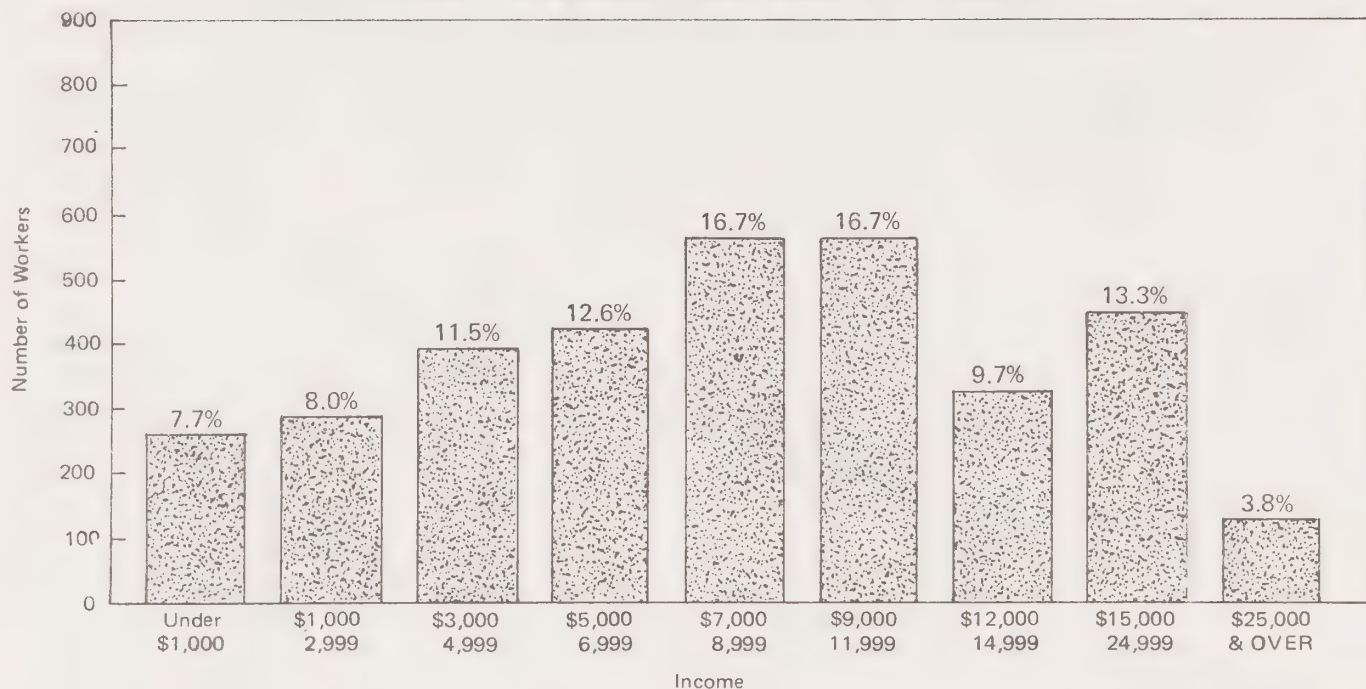
POPULATION TRENDS & PROJECTIONS



PERCENT OF POPULATION BY AGE - 1970

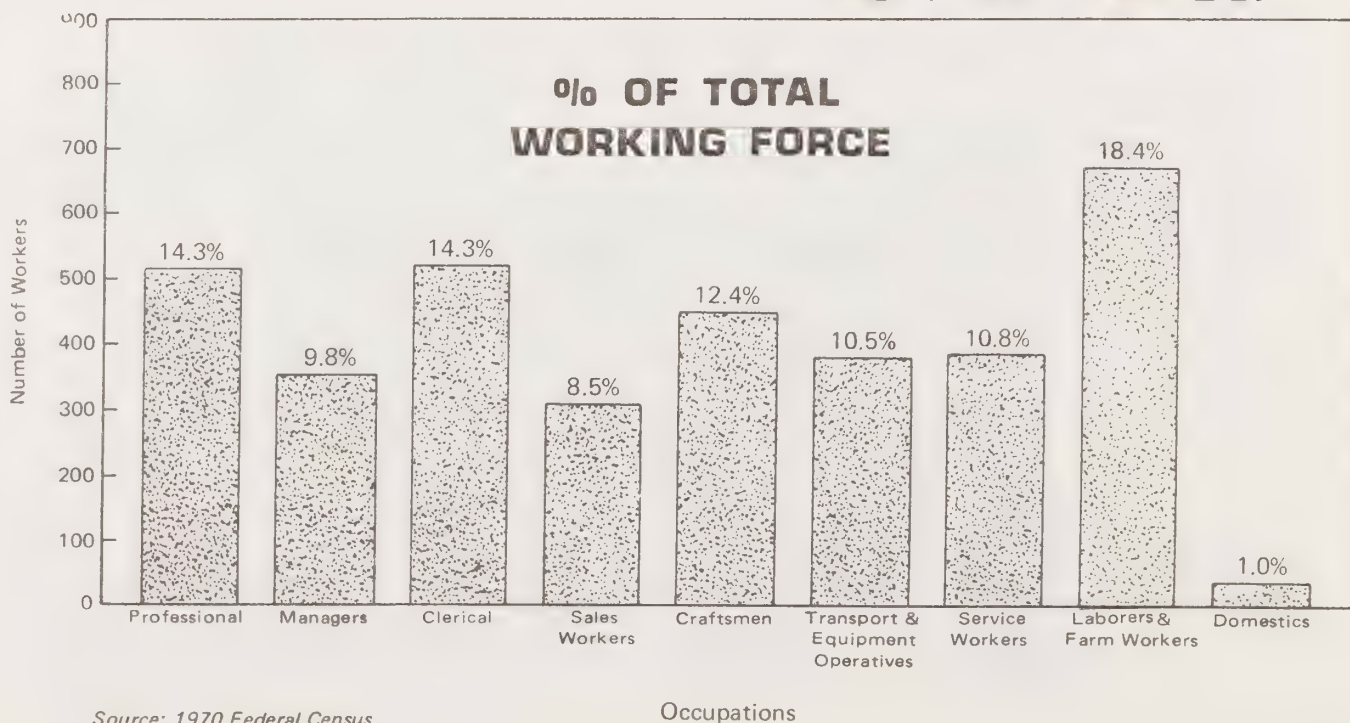


TOTAL ANNUAL INCOME BY FAMILY



Source: 1970 Federal Census

AND WHAT THEY DO.



Source: 1970 Federal Census

CHAPTER 3

FALLBROOK GOALS

COMMUNITY GOALS

The community goals as approved by the Board of Supervisors on June 5, 1970 are set forth as adopted.

Minor changes in language appear and represent suggestions offered by County Counsel to make the goals legally adequate.

GENERAL GOAL

Perpetuate the existing rural charm and village atmosphere while providing for future growth through the establishment of residential villages enabling Fallbrook to accommodate the projected population increase in such a manner that it will complement and not sacrifice the environment of our rustic, agriculturally-oriented community.

OBJECTIVES OF GENERAL GOAL

In order that Fallbrook may realize its general goal, certain contributing objectives must be fulfilled. Basic to this fulfillment is the continuance of the rural atmosphere, portrayed by its natural beauty and friendly village charm; characterized by a predominantly low residential density and agriculturally oriented landscape; and served by only those urban conveniences required for such a setting.

All of these interrelated objectives, which will be more specifically clarified under separate headings, must be accomplished in such a manner so as to reflect the general goal as nearly as possible. The encouragement of a more attractive village atmosphere along with orderly growth would include the centralization and limitation of commercial activities, the integration into the village atmosphere of a limited amount of light, non-obnoxious industry, with the entire area being served by an efficient road system providing adequate access to major highways. A vital element in such a setting is the provision of recreational opportunities for young and old alike that will contribute to the total personal development of the residents of Fallbrook.

In the attainment of an attractive physical environment, positive community attitude and support is essential. Realization of Fallbrook's general goal will be facilitated through support in the form of a united community voice promoting community growth and betterment. Of primary concern in Fallbrook is the improvement of the existing living environment with its leisurely pace of life, complemented by the necessary commercial and industrial development to provide a healthy, balanced community.

SPECIFIC GOALS

Residential

Shelter has always been a very basic need. Adequate housing for the expected population increase should be accomplished in such a manner as to obtain the desired end result of retaining the rustic charm of the present living environment. Accommodating a gradual increase in residential development and maintaining and promoting the intimate personal scale of the village with its character and warmth should be achieved through the use of open spaces, architecture and materials which are in harmony with the natural environment.

Recognizing the need for a variety of housing types, objectives should be achieved that will provide for a logical arrangement of the various types of housing. More specifically, the present "town center" location should be maintained and encouragement given to the consolidation of higher density residential uses, such as garden apartments and townhouses, in the immediate vicinity of the town center. The establishment of residential villages, utilizing the cluster housing concept, where appropriate, outside the existing village proper should be encouraged in order to minimize urban sprawl. Each of these residential villages should be served by necessary commercial and public services. Low density country estates should be channeled throughout the area between villages and cluster developments. This will enable the residents to combine a rural life style with agricultural production. Development standards for density, landscaping and parking for mobilehome parks should be established so that such developments will not conflict with the overall community goals. Support should be given to the establishment of a method of taxation to encourage all individual property owners to upgrade and maintain their own properties.

In all of the above cases, extreme or severe grading which unduly disturbs the natural terrain should be discouraged and orderly development of a high quality which conforms with the village theme should prevail.

Business

Commercial activities are of vital importance to Fallbrook because they supply residents and visitors with indispensable goods and services. The overall commercial goal for Fallbrook should be the establishment of an atmosphere for free enterprise, orderly growth of business and professional services, and optimum convenience for local shopping needs.

The attainment of the overall business goal can best be accomplished through the fulfillment of certain objectives. A basic requirement would be the proper location of business sites of adequate size, as depicted on the land use plan, to provide sufficient off-street parking and room for expansion. Every effort should be made to encourage concentrated business areas and discourage the "strip" approach which creates traffic hazards and unsightly sign problems. All such concentrated business areas should be protected from encroachment by

non-conforming types of development and conversely should not interfere, either functionally or visually, with adjacent land uses. The sites themselves should have a requirement for landscaping with trees and shrubs to soften the structure and parking areas. Development standards should be established which include underground utilities and sign control. In conformance with the general goal, overall attractiveness in structures should be encouraged while stressing the "village style" of architectural design; a proper balance between commercial acreage to population served should be maintained; and enforcement of the existing ordinances against illegal non-conforming commercial uses should be supported.

Industrial

Industry is of prime importance to San Diego County as a source of employment for local residents and income for the economy. However, it is not necessary for large industrial complexes to locate in Fallbrook and would be generally impractical for them to do so. Recognizing this and in light of the community's general goal, it will be in the best industrial uses which are compatible with our residential -- agricultural community.

To acquire the desired type of industrial development encouragement should be extended to selected light industries, such as those engaged in research and development of new products, to locate in Fallbrook while discouraging the establishment of the heavier or "obnoxious" industries which create noise, dirt, air pollution, water pollution or create congestion. Provision should be made for the desired type of industry by selecting areas to be designated as "industrial parks." Rules should be established for the regulation of industrial parks to include the requirement of underground utilities, sign control, adequate waste disposal, paved streets, off-street parking areas for employees, landscaping, and exterior architectural control.

Schools & Education

A fundamental element necessary for the ultimate realization of the overall goal is education. As a basic element it is the community responsibility to maintain a continuing high level of public education and physical school facilities in the Fallbrook area so that every individual, from the preschooler to the adult retrainee, can realize his full potential.

Inherent in the maintenance of a high level of public education is the provision of physical school facilities. Sites for schools should be selected and acquired early enough to insure a reasonable cost to the public. They should be of adequate size to best serve the needs of the community and so located so as to permit safe, direct access for the maximum number of students. Complementing the school sites would be the establishment of safe walkways along all roads in the area that would be used in a dual role of not only providing access to the schools but would serve bus stops as well.

Floodplain & Open Space

The retention of the open space beauty of natural creek channels and the control of drainage flows and intermittent flooding through viable floodplain management is a basic goal to be effectuated in order to contribute to the realization of the general goal.

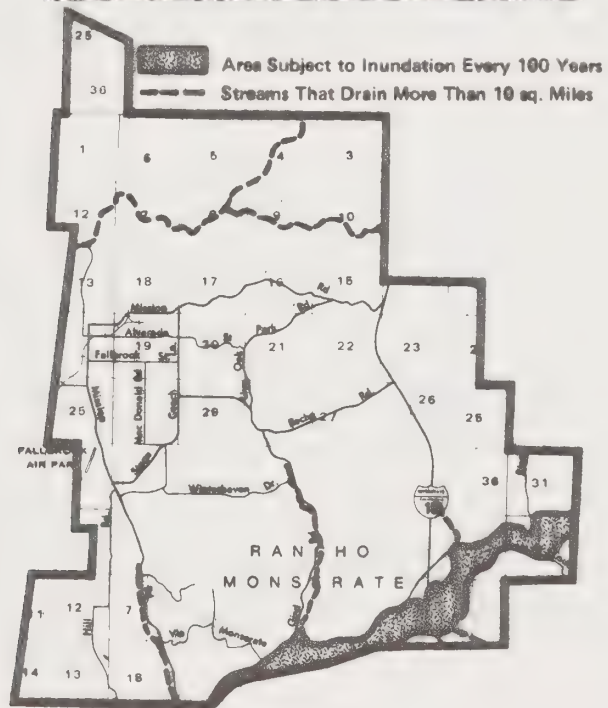
Implementation of this overall goal requires adherence to several objectives. These objectives fall into three categories. The first related to leaving channels in their natural location and requires continuous maintenance of natural stream courses in order to preserve their capacity to carry excessive runoff with a minimum of damage to adjacent lands and improvements. The concept is to limit the development of natural stream courses or floodplains to agricultural or recreational uses. The second category involves construction of improvements to facilitate the movement of floodwaters. This would require the maintenance of existing channel capacities by constructing adequate culverts or wide overflow crossings, the construction of concrete lined flood control channels only where such confinement is necessary because of existing improvements or flat gradient, and discouraging the construction of improvements which would only impede flood waters, but might be destroyed in the event of flood. Finally, there must be tools to accomplish the above objectives such as the preservation of floodplain areas as permanent open space. As a beginning, such a program could be initiated through community-wide support of tax relief for lands subject to flooding. This would permit limited uses that provided for open space to be enjoyed by the entire community. It will be necessary to determine the proper governmental agency which will be responsible for maintaining and improving the flood channels where necessary and purchase open spaces through cost sharing between local, state and federal governments.

Public Utilities & Community Facilities

Careful planning and management of the public utilities and community facilities must be in effect if they are to meet the demands placed upon them by a growing population. To this end, the goal is constantly to encourage the continued upgrading of utilities and services to provide an optimum level of service through the coordination and cooperation between community services, public utility companies and County agencies.

Continued upgrading of public utilities will require specifically: the encouragement of a coordinated program for undergrounding, where practical, of electric, telephone and cable TV lines; timely expansion, as indicated by the adopted plan of water, sewer, gas lines, and their accompanying facilities; and the provision of adequate street lighting at dangerous intersections in such a manner that it will not detract from the rural atmosphere. These objectives can be facilitated through the encouragement of the consolidation of certain local special districts that will have the effect of maximizing coordination and minimizing multiple taxation. Further facilitation can be realized by promoting ongoing coordination of utility planning between all affected special districts, public utilities and County agencies.

100 YEAR FLOOD PLAINS



As the population continues to expand, special note must be taken to assure that services such as fire protection, law enforcement, and trash disposal also expand in order to maintain a high competency level of these important services.

Often neglected but nonetheless extremely important to the overall development of a planned community is the maintenance of facilities normally but not always provided by private capital. Such facilities exist in Fallbrook and deserve the same level of support as public utilities and services. Such support can be achieved through: timely expansion and coordination in the development of medical centers; the coordination of church site selection and location in such a manner that it will be compatible with the adopted community plan; the aesthetic improvement and expansion, as needed, of local cemeteries; and continued improvement in airport services while providing for its use by local aviation enthusiasts.

Agriculture

Agriculture has long been an important element in the economic base of Fallbrook and as evidenced by current trends should continue to be so for many years to come. In consideration of the overall community goal, the community should assure that agriculture and all agriculturally-oriented services within the community be maintained, supported and expanded while promoting Fallbrook's unique agricultural specialities. In order to maintain the existing form of agricultural activities in Fallbrook, encouragement and support must be offered for the continued development of suitable land for avocados, citrus, flowers, nursery stock and annual crops. A compatible use that should be encouraged and reflects the intent of the overall goal is the development of country estates combined with the aforementioned agricultural crops. Further reflection of the overall community goal will be realized through local encouragement of pride in farm ownership. In light of the type of agriculture that is desired and will be encouraged, intensive commercial livestock operations and the heavier types of agricultural processing which might be detrimental to the residential population should be discouraged.

Parks & Recreation

Today, recreation is widely recognized as a vital part of man's personal development. Recognizing this need, an essential goal to be met in Fallbrook is the provision of a well-balanced system of recreational facilities (public and private) to serve the entire area and meet the needs of all ages through both active and passive recreational opportunities.

In providing recreational opportunities for all, the first thing that comes to mind are public parks. Support of the continued improvement and development of regional and community parks such as Guajome Regional Park, Santa Margarita Recreation Area, and Live Oak County Park would contribute greatly in providing many of the major recreational opportunities. Acquisition of a centrally located park site and development of a Community Center on the site must be accomplished in order to further eliminate a void that now exists in the provision of such

facilities, and to provide for the needs of a growing population. Complementing these larger areas, continued improvement of local parks such as Potter Memorial, Soroptimist Village Green, and the establishment of rest areas along stream beds will help to fulfill local or neighborhood needs. Another recreational use primarily for the benefit of local residents and one which tends to retain the rural atmosphere can be attained through the encouragement and development of riding, hiking, and motor-driven vehicle trails in appropriate areas by: coordinating the expansion of bridle trail systems with local equestrian groups; acquiring narrow rights-of-way along railroads, drainage channels, and other open space areas for walking and hiking trails; and supporting private motor clubs in establishing separate trails for motor-driven vehicles.

For activities requiring special facilities such as buildings or playfields, use of public school facilities by organized adult and youth recreation groups at such times as not to interfere with regular school activities and the establishment of neighborhood parks adjacent to established schools should be encouraged.

There are many recreational activities that cannot economically or practically be provided by public agencies and which in most cases have been provided by private enterprise. Such activities are necessary for a balanced recreational program and are attainable through active support and encouragement of the investment of private capital for such activities as bowling, drive-in theaters, billiards, shooting and archery ranges, riding stables and specifically youth-oriented enterprises. In providing for all age groups, support should be extended for the improvement of private local golf courses and the airpark for expanded recreational and general aviation use.

Although the theme of the recreation element is the provision of opportunities for all, as stated earlier recreation is now recognized as a vital part of man's personal development. To this end, special encouragement and support should be given to supervised youth groups such as the Scouts, Boy's Club, Teen Club, Campfire Girls, and other that contribute towards the total personal development of our youth.

Beautification

Of all the goals set forth depicting the kind of community desired, community beautification is the least difficult to attain yet when effectuated shows immediate results. This goal, when practiced on a continuing basis, will result in the enhancement of the total living environment through physical and aesthetic improvement of the community image and its quality of life. Thus, realization of the beautification goal is the responsibility of all residents. A total community effort to create and promote the feeling of lived-in beauty, which encourages each landowner to care for his own premises and eliminate eyesores and neglect is needed. Such a promotional campaign would further encourage the establishment of school programs for all ages so that the anti-litter and beautification goal will become a matter of public pride. All civic organizations

should be encouraged to sponsor a variety of programs to "Keep Our Village Clean and Beautiful." As a specific part of the continuing program, special encouragement should be directed to the promoting of a community-wide architectural design theme of "village style" including the preservation of such historical buildings as may be desirable, the initiation of a downtown street tree planting program, overall enhancement of the business district, preservation of existing trees and beautification of the entrances to the community by eliminating unsightly signs and billboards.

Transportation & Circulation

Of primary importance in attainment of all other goals is the development of a logical system of roads to enable residents and visitors to travel with a minimum of inconvenience. Such a network should be part of a balanced transportation system designed to meet the future needs of moving people and goods.

In order to realize the desired transportation system, a plan designating major and collector roads that can move large traffic volumes to and from the central core business area, to and from the several residential villages, and to and from freeways should be prepared. This would include the provision of additional north-south roads located between Highway 76 and East Mission Road and east-west roads located between Main Avenue and Highway 395. Where they would be either dangerous or annoying, roads designed to carry large traffic volumes should be routed around residential neighborhoods and schools. Truck routes as well should meet the criteria of major and collector roads and be designated as "truck routes."

Local roads, that provide access to adjacent properties, should be designed with maximum emphasis on scenic beauty by following natural contours, thereby avoiding excessive grading. Existing unimproved county roads that serve residential or business areas should be upgraded and extended as warranted by traffic. Roads serving the rural residential areas should augment the rural atmosphere, while having the necessary traffic carrying capabilities. Inherent in the realization of an efficient, functional road system is the provision of adequate off-street parking throughout the community. Required off-street parking not only should be functional and safe but should present a pleasing appearance through adequate landscaping. Determination of off-street parking required for the future in commercial and industrial areas should be resolved through a study of existing parking problems. Consideration would be given to one-way streets, pedestrian malls, or combined pedestrian-vehicular malls that would reduce traffic congestion and create attractive central areas.

Complementing the overall road system serving vehicular traffic, satisfaction of future non-auto needs for public transportation should be accomplished. Especially in a community wishing to retain a rural atmosphere, provision be made for bicycle, equestrian, electric cart and pedestrian off-street paths, where none now exist, with the establishment of well-marked crossing zones where such paths intersect streets, and streetside paths in areas where off-street paths are not feasible.

CHAPTER 4

PLAN ELEMENTS

LAND USE ELEMENT

The land use categories selected by the planning group reinforce the low density residential characteristics of the community which the group strongly desire to maintain.

Quality development exemplified by non-repetitive design and a style of casual, country living, is encouraged throughout the planning area. Increased residential density is given for use of Planned Residential Development (PRD) concepts.

It is expected that this variety of land use designations will provide housing opportunities for all income levels.

Residential

Background & Criteria

The PRD concept allows a slightly higher density while encouraging the developer to preserve the area's natural features and visual amenities such as orchards, watercourses, wooded areas and irregular terrain.

A requirement of the PRD concept is that 40% of the total area of the planned development shall be devoted to open space, of which 10% shall be considered "usable" open space.

Connection to a sewer system will be required in all residential categories.

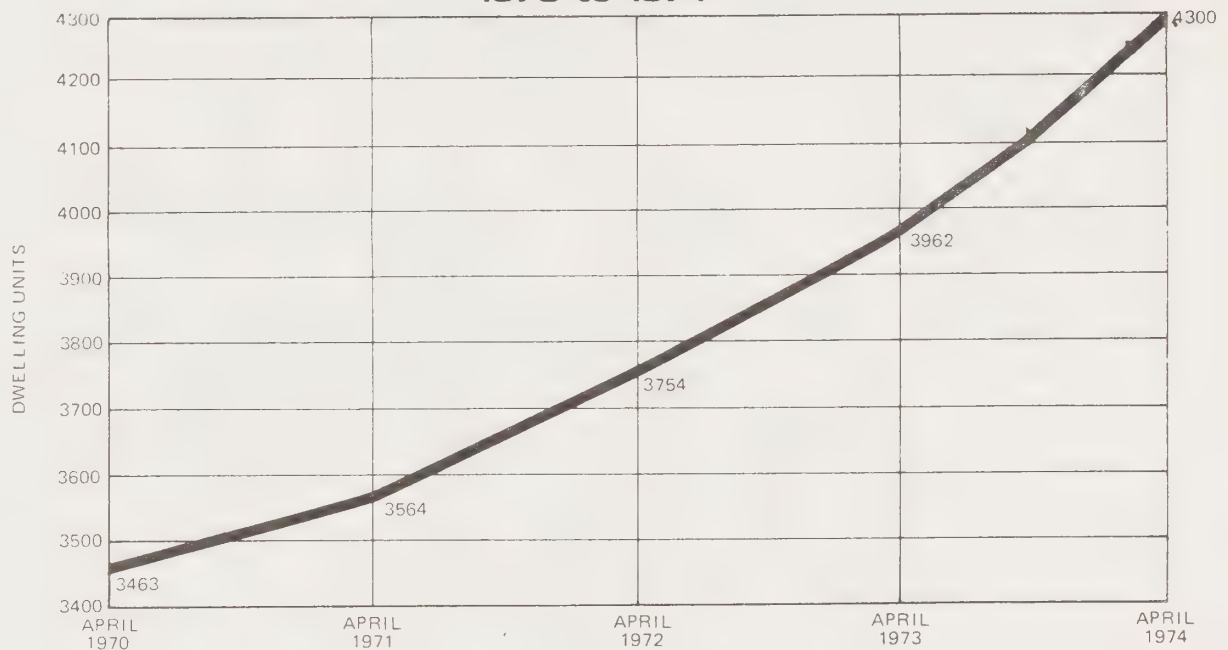
Medium Low

The category will be applied to areas with development of single-family detached houses, with a maximum overall density of two dwelling units per gross acre. PRDs in this category would allow attached or detached single family dwellings with a maximum overall density of 2 dwelling units per gross acre.

Medium

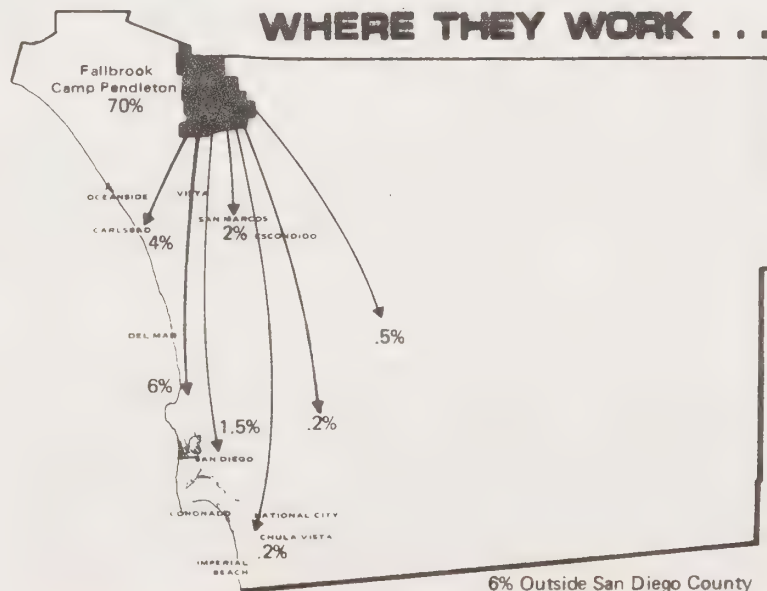
This category is intended for those areas with primarily single-family detached houses with a maximum overall density of 7.3 dwelling units per gross acre; or 8 dwelling units per gross acre in planned development. This category provides for the development of the traditional smaller lot subdivision with building sites ranging from 6,000 to 15,000 square feet in size. This category is specifically designed to encourage Planned Residential Development with a maximum overall density of 8 dwelling units per gross acre, which would permit cluster housing, townhouses, and garden apartments.

COMPLETED HOUSING UNITS/SINGLE FAMILY DWELLINGS 1970 to 1974



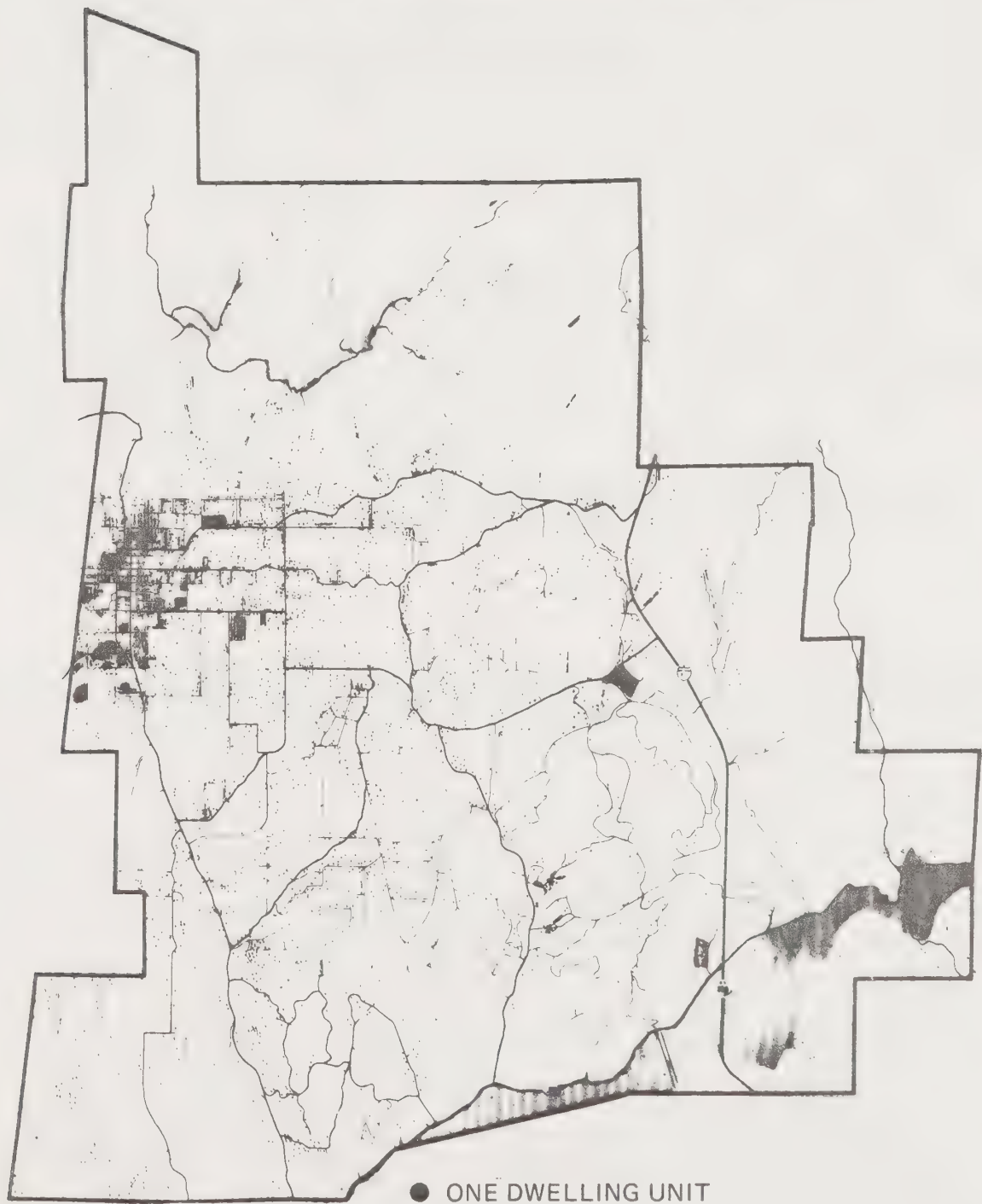
FALLBROOK'S EMPLOYMENT

WHERE THEY WORK ...



Source: 1969 State Dept. of Finance Census

DWELLING UNIT DISTRIBUTION - 1971



Medium High

This category is specifically designed for duplexes, condominiums, townhouses and garden type apartments at a density of 14.5 dwelling units per gross acre; or 15 dwelling units per gross acre in planned developments. Areas most suitable for this density would be near the town center with access to major streets as well as sewer and water facilities. This category would accommodate PRD development limited to a maximum overall density of fifteen dwelling units per gross acre, and a height of no more than two stories.

Mobilehome parks are permitted.

Residential-High

This category is specifically designed for condominiums, townhouses and garden-type apartments limited to a maximum overall density of twenty-nine dwelling units per gross acre and also limited to a height of no more than two stories.

This category would accommodate PRD developments limited to a maximum overall density of twenty nine dwelling units per gross acre. Areas most suitable for this density would be within the town center adjacent to major streets as well as sewer and water facilities. Mobilehome parks are permitted under Special Use Permit.

Rural Residential

This category is intended for those areas where soils are generally suitable for agricultural crop production and where development should be primarily suited to single-family houses which blend into the rural atmosphere. It is specifically intended that sewers will not be extended to dwellings within this designation. All building sites should be at least one acre in size although larger parcel sizes may be necessary in certain areas due to individual subsurface sewage disposal system requirements. Certain areas within this category are suitable for planned agricultural estate type development with the same conditions under the PRD Section (492) of the County Zoning Ordinance. Typical development would include large homesites in conjunction with family agricultural activity, particularly tree crops.

Contemplated Land Uses:

1. Single-family residences and related accessory uses.
2. Minor commercial, and public facility uses as appropriate to support rural residential densities, provided such proposals are consistent with Commercial, Industrial and Public Facility Sub-Elements of the Land Use Element.

3. Other uses as may be appropriate in the individual instance which do not require an urban level of services, including but not limited to:

- Golf courses and other low intensity outdoor recreation uses
- Field and tree crops
- Grazing
- Plant nurseries
- Mineral extraction
- Radar, radio and telephone towers and power transmission facilities

The following are maximum gross densities permitted for all uses (except as specified below), provided that the Health Department requirements for adequate immediate and long term water supply and septic tanks and leach fields can be met, and, further provided that when the zoning on the land requires a larger parcel size such larger parcel size shall prevail.

1. One dwelling unit per gross acre for those areas where average slope of the land does not exceed 15 percent.
2. One dwelling unit per two gross acres for those areas where the average slope of the land is greater than 15% but does not exceed 25%.
3. One dwelling unit per four gross acres where the average slope of the land is greater than 25 percent.

In connection with commercial, public facility, public utility, electronic installations and other specialized uses, a smaller parcel size may be permitted in the individual case, provided on-site sewage disposal, zoning and other site development requirements can be met.

Commercial

Background & Criteria

Fallbrook enjoys a healthy commercial climate which is characterized by the existing pattern of service oriented development located mostly along Main Avenue within the Village Center. The new designations reflect a desire to maintain the "service" level nature of commercial occupancies. It is not intended that particular uses should be applied to specific locations, as each individual case will be judged on its own merit. If a particular commercial use meets with overall community goals, then it would be determined to be compatible with the Fallbrook Plan.

General Commercial

This category designates those areas which serve the shopping and commercial service needs of the entire community. All new commercial service facilities should be located on major streets and designed to protect against incompatible

land uses within adjoining residential areas. These facilities should be concentrated within existing commercial areas and not scattered throughout the community. It is intended that they be visually attractive and contribute to the rural character of the community. Most activities should be within enclosed buildings with all signs being regulated as to location and size, by strict adherence to the County Sign Ordinance. The use of any sign which would be an exception to the standards set up by this ordinance would be discouraged.

It is intended that many commercial or quasi-commercial uses that normally will not locate in any of the remaining commercial designations be located in this designation. Examples of such uses would include rest homes, small convalescent hospitals, child day care centers, professional offices, and certain home occupations such as beauty shops or photographers' studios.

Community Commercial

This category designates those areas which are appropriate for a mixture of office uses with certain compatible commercial enterprises. The typical small businesses that would be found in this category are professional offices, and studios, many of which are already located in this designation, and some smaller, low intensity commercial uses, when well designed for pedestrian traffic patterns.

Neighborhood Commercial

This category provides for markets, service stations, drug stores and personal services facilities which are customarily located within very short distances of the residential areas they serve. A maximum area per center of five acres would best implement this concept.

It also provides space for highway service facilities specifically designed to serve the motoring public. Uses might include, but would not be limited to motor hotels, restaurants and service stations.

Office Commercial

Areas within this designation are primarily intended for offices. Other uses may be permitted only after design review and approval. Signs should be strictly regulated and should relate only to services or products available on the site. These areas could also include such uses as professional offices, post offices, hospital and health service facilities, and other service offices.

Industrial-Light

This category designates those areas suitable for commercial operations which would not be compatible with other commercial establishments or residential areas because of noise, unsightliness, etc. Examples are lumber yards, cabinet shops, construction yards, building material yards, vehicle storage and dismantling yards, auto body repair shops, heavy equipment storage, and trucking and transportation facilities.

Industrial-Heavy

This land use designation reflects the planning group's opinion that there already exists an abundant amount of industrially zoned land. They do not expect that additional land needs to be so designated. It is expected that this land use designation will be applied to existing industrial occupancies. These areas are designated for heavy industrial uses outside those areas which may be specifically designed for industrial parks. Examples of such uses would include warehousing, wholesaling, publishing, and packing plant operations.

Agriculture

Background & Criteria

The importance of agriculture as an economic activity in Fallbrook has already been stressed. However, it is the intent of this Plan to make land available for the development of country estates which can be combined with the raising of the area's traditional tree crops, avocado and citrus.

The trend in this planning area is toward smaller agricultural parcels. Considering all the variables in the Fallbrook Planning area such as soils, climate, crop diseases, marketability, taxes and labor as well as the increasing demands for small retirement acreage and family sized parcels, the result is clear. Smaller parcels with mixed residential and agricultural conditions are satisfactory, there is a place for large agricultural operations.

Commercial production facilities for these same traditional avocado and citrus crops will also be encouraged to locate throughout the plan area, while intensive commercial livestock operations and the heavier types of agricultural processing will be encouraged to locate only in the southeast sector of the plan area.

Intensive Agriculture

Areas particularly suited for agricultural crop production such as avocado, citrus, and in the near future, macadamia orchards would be the predominant land uses. Land within these areas would be encouraged to remain in larger parcels in order to stabilize the effect on property taxation. Residential development would be discouraged for other than farm owners, operators, and farm employees. Horse ranches would also be suitable in those areas where they would be compatible with their immediate surrounding.

- a. Agricultural uses including food and fibre production, horticulture, floriculture, animal husbandry and grazing.
- b. Single-family homes and accessory uses, housing for farm laborers and other farm related uses and structures.
- c. Minor commercial, industrial and public facility uses appropriate to agricultural population, provided such proposals are consistent with the Commercial, Industrial and Public Facility Sub-Elements of the Land Use Element.

- d. Other uses as may be appropriate in the individual instance that are supportive of agriculture or compatible to agricultural uses, including, but not limited to:

Golf courses and other low intensity outdoor recreation uses
Mineral extraction
Radar, radio, telephone or power towers or transmission facilities

The following are maximum gross densities permitted for all uses (except as specified below), provided that the Health Department requirements for adequate immediate and long term water supply and septic tanks and leach fields can be met, and, further provided that when the zoning on the land requires a larger parcel size such larger parcel size shall prevail.

- a. One dwelling unit per gross two acres when all of the following findings are made relative to the land in question:

1. At least 80 percent of the land does not exceed 25 percent slope.
2. The land is planted, and has been planted for at least the previous one-year period, in one or more of the following commercial crops as defined by the U. S. Department of Agriculture Soil Survey, San Diego Area (1973)

Avocados
Flowers
Tomatoes
Specialty Crops

3. A continuing supply of irrigation water is available to the land.
4. The land has access to a publicly maintained road without the necessity of a significant amount of grading, and
5. Two-acre parcels on the land will not have a significant adverse environmental impact which cannot be mitigated.

- b. One dwelling unit per gross four acres where the average slope of the land does not exceed 25 percent and the requirements of "a" above cannot be met.

- c. One dwelling unit per gross eight acres where the average slope of the land is greater than 25 percent.

In connection with commercial, industrial, public facility, public utility, electronic installations and other specialized uses, a smaller parcel size may be permitted in the individual case, provided on-site sewage disposal, zoning, and other site development requirements can be met.

SLOPE CATEGORIES



These areas would also be particularly suited for agricultural operations such as dairies, horse ranches, poultry operations and small animal farms. All light agricultural crop operations would be suitable in these areas. Generally, the most suitable location for such operations tend to be isolated from residential areas on relatively flat land with adequate access to major roadways.

Rural Development

Multiple Rural Use

Contemplated Land Uses:

1. Single-family homes and cabins on existing parcels. Single-family homes and cabins on proposed parcels if it is determined that the natural environment would not significantly be adversely effected, erosion and fire problems would be minimal, and no urban levels of service would be required.
2. Limited minor commercial, industrial and public facility uses as appropriate in support of rural densities and uses, provided such proposals are consistent with the Commercial, Industrial and Public Facility Sub-Elements of the Land Use Element and would have a significant adverse effect on the natural environment.
3. Agriculture, including field and tree crops, dairy farming, poultry farming, grazing and plant nurseries.
4. Other uses as may be appropriate in the individual instance which do not require an urban level of services and do not have a significant adverse effect on the natural environment, including but not limited to:

Electronic and public utility installations

Mineral extraction

Low intensity outdoor recreation uses such as golf courses and riding stables

Open space and conservation uses

The following are maximum gross densities permitted for all uses (except as specified below), provided that the Health Department requirements for adequate immediate and long term water supply and septic tanks and leach fields can be met, and, further provided that when the zoning on the land requires a larger parcel size such larger parcel size shall prevail.

1. One dwelling unit per gross four acres where the average slope of the land does not exceed 25% and each parcel will have frontage on a publicly maintained road or other road which:

Connects to a publicly maintained road,
Has a minimum right-of-way or easement width of 40 feet, and
Meets large lot subdivision standards for improvements and
geometrics.

2. One dwelling unit per gross eight acres under circumstances other than those in "1" above.

In connection with commercial, industrial, public facility, public utility and other specialized uses, a smaller parcel size may be permitted in the individual case, provided on-site disposal, zoning, and other site development requirements can be met and that such smaller parcel size will not have a significant effect on the natural environment.

Specific Planning Area

The Specific Planning Area land use category is intended for application to areas where more detailed planning is required prior to development. Areas suitable for the Specific Planning Area category may include any parcel or parcels, fifty acres or larger, proposed for large-scale urban development, natural resource protection, historic preservation or any other use requiring more detailed planning than contained in the Fallbrook Community Plan.

Land should not be designated for urban development by means of the Specific Planning Area land use category unless such urbanization is consistent with the goals and criteria pertaining to the location of urban uses as found in the text of the Fallbrook Community Plan.

Once land is designated as a Specific Planning Area no major or minor tentative subdivision maps nor reclassifications to more intensive zones shall be approved except in accordance with an adopted Specific Plan, as described in Section 65451 of the California Government Code.

Upon designation, a Specific Planning Area category shall indicate the maximum overall average residential density to be permitted by any subsequently adopted Specific Plan. Maximum overall average residential density shall be defined as the maximum allowable total number of dwelling units divided by the total number of acres being amended to the Specific Planning Area category.

The Board of Supervisors may indicate by resolution of adoption of a Specific Planning Area designation any goals, objectives, or conditions it deems appropriate. Such portions of the resolution of adoption shall become a part of the General Plan. Any Specific Plan adopted pursuant to the designation of a Specific Planning Area shall be consistent with these goals, objectives, and conditions as well as all other appropriate portions of the County General Plan.

Any zone in the San Diego County Zoning Ordinance may be found consistent with the Specific Planning Area category.

Property located in the Specific Planning Area category which has been included in an adopted Private Development Plan (PDP) shall be deemed as having satisfied the requirement of this category for having a Specific Plan. No reclassification to more intensive zones or major or minor subdivisions shall be approved except in accordance with the adopted Private Development Plan map and resolution.

Any legal parcel, 50 acres or less in size, which is not part of an adopted Specific Plan or Private Development Plan shall be exempt from the requirement to file a Specific Plan. Such property shall be subject to the requirements of the Rural Residential land use category.

Areas under this designation are expected to be developed in the future. Until such time, these areas will remain in their present or interim uses. Agriculture and other temporary uses shall be considered compatible. These areas should incorporate the latest design principles such as a development concept which provides more efficient use of the land while preserving the area's natural amenities and may include mixed commercial and industrial land uses in addition to a variety of residential densities, so long as a good balance is provided.

At the time the developer submits his proposal, he must be able to show that all of the necessary public services (i.e. schools, parks, and utilities) can be provided and will be in place in direct proportion to need and that the costs of these services can be distributed equitably. Such Specific Plans shall not exceed a maximum gross density of 2.75 dwelling units per gross acre and that the PVD designation shall be deleted and replaced with the above SPA designation at a density of 2.75 (i.e. SPA 2.75).

PUBLIC FACILITIES ELEMENT

Educational Facilities

The Fallbrook Planning Area is served by the Fallbrook Union School District, which provides elementary and junior high schools, and by the Fallbrook Union High School District. Limited portions of the planning area fall within the boundaries of the Vallecitos School District and the Bonsall Union School District, but these school districts presently have no facilities within the planning area.

The facilities of the elementary district are currently adequate for the number of pupils enrolled. However, the district plans to expand its facilities to meet the increased population envisioned in this plan. The school districts are currently considering alternative methods to raise funds for additional schools, to expand facilities to accommodate learning centers, to purchase additional school sites, plus developing funds for contingencies such as minor additions and equipment replacement.

The present high school facilities are also adequate to serve the pupil population. It is anticipated that a second high school will be required in the near future. A site has been designated in the center of the planning area in conjunction with a planned village development on Gird Road.

At present, the very low population density of Fallbrook precludes a substantial number of children, primarily in the lower grades, from walking to school. Approximately forty-five percent of the elementary district's children are bussed to school. The existing network and population density in Fallbrook is such that the bussing of school children is not as economical on a per child basis as it might be in an area having a conventional grid street pattern and an appreciably higher population density. As a result, the location of school sites in Fallbrook has to be determined on an operating cost basis in addition to a facilities cost basis.

A factor which must be reckoned with is that the future number of school children is becoming more difficult to predict primarily because of the birth control techniques. A rule of thumb used by the elementary district is .6 children per residential dwelling unit. However, in much of the newer construction which is aimed at older, more affluent families, the district indicates a factor of .3 might be more accurate.

Another factor which the planning group considered in projecting numbers of school children is that as older persons assume a higher percentage of the total population (because of increased longevity) an artificially low ratio of children to the total population develops which may be translated at a lesser need for educational facilities.

Overall, the outlook for the provision of adequate school facilities in the future is favorable with additional facilities being in place to meet future needs.

Water Facilities

The water needs of the Fallbrook Planning Area are served by the Fallbrook Public Utility District and the Rainbow Municipal Water District.

Fallbrook Public Utility District serves over 15,000 acres, primarily in the westerly and northerly portions of the planning area and includes the townsite. Rainbow Municipal Water District services the remainder of the planning area, which includes the south-eastern portion of the planning area in which the major population growth is expected to occur. These districts have indicated that they are capable of and will provide an increased level of water services to meet the demand generated by population growth. With an expansion comes the increased need for sincere efforts to minimize the visual impact of new facilities.

Sewer Facilities

At present, the townsite is served by the Fallbrook Sanitary District which is in the process of being expanded. Expanded sewerage service is considered significant and is the subject of the Joint Administration Committee Report. It is emphasized that it is the intention of this plan to control growth; the

alternative of uncontrolled growth would have a far greater environmental impact. Accordingly, the plan calls for no expansion beyond current sanitary district boundaries. Development beyond the district boundaries is expected to be at a low residential density which will be supported by subsurface sewage disposal systems.

Currently, under way are coordinated plans of a subregional scope for a high-magnitude increase in sewerage capacity in the area. An outfall sewer line, and an integrated long-range water and sewer facility guide is planned for the San Luis Rey-Santa Margarita Watershed. An interceptor sewer line is expected to satisfy Fallbrook's future capacity needs.

The potential to frustrate the controlled growth aspect of this plan lies in the growth-inducing aspect of increased sewer capacity. Areas which have not had sewers would suddenly have high capacity. The result could be an expansion of population all out of proportion to that indicated by the plan. The plan intends to preclude this possibility by directing and regulating growth. Residential densities will be allowed to increase in the townsite and in other specified areas designated for planned developments. High density residential growth is only expected to occur concurrently with the installation of support facilities required to serve that growth.

A new sewage treatment plant currently under construction in the City of Oceanside is expected to be completed within the next few months. According to the City of Oceanside Public Works Department: "This new facility will initially have a daily capacity of 4.8 million gallons per day to 1985. An expansion of the plant is planned to increase the capacity, after 1985, to 8.3 million gallons per day by the year 2000."

Solid Waste Disposal Facilities

The sanitary landfill is an expeditious method of solid waste disposal but is widely regarded as a transitional method which will eventually give way to technologically superior methods once such methods become feasible from a state-of-the-art and an economical standpoint. These technologically superior methods will place emphasis not upon disposal but upon the reclamation of valuable resources for recycling.

It is expected that the sanitary landfill will continue to be the major method of disposal for the Fallbrook Planning Area over the life of the plan. However, from an environmental standpoint, a sanitary land fill is less than desirable because of the immediate and permanent effect upon landforms and the displacement of flora and fauna. This negative aspect is mitigated somewhat by the fact that a landfill may be used to create usable land from having no previous utility because of topographic limitations.

Fire Facilities

The Fallbrook Planning Area is currently served by the Fallbrook Fire Protection District which maintains two fire stations, and the California Division of Forestry. There is a mutual aid agreement with other fire protection districts

and fire departments in the North County area and the California State Division of Forestry, which maintains one full-time station in the planning area, and another just south of the planning area but within effective response distance. Both fire stations have a four-mile radius service area. Equipment in place is designed to control fires in structures having two or less stories. Any increase in building height would require a ladder company. It should be noted that this limitation has given rise to the two story height limit in the residential land use categories.

The Fallbrook Planning Area is prone to brushfires during the summer and early fall. It is expected that the Division of Forestry will continue to operate its facility even if the Fallbrook Fire Protection District expands its territory to accommodate new residential development. It is anticipated that at least one new fire station will be located near the junction of I-15 and Highway 76 in connection with the growth projected to occur there.

The environmental impact of the additional fire station is considerable in that fire response times within the planning area will be greatly shortened resulting in less damage specifically to vegetation and wildlife and to the environment in general.

Police Facilities

Police services are provided to the Fallbrook Planning Area by the San Diego County Sheriff, through the Fallbrook Office. The North County Station is located in Vista. As the population increases, expanded police services will be provided on an incremental basis. A team policing concept to be instituted in the Fallbrook area is expected to result in an increased level of police service.

Library Facilities

The Fallbrook Planning Area is served by a branch of the County Library. The facility has 4,000 square feet plus room for future expansion, a book capacity of 40-50,000, and represents an investment of \$135,000. It was dedicated in 1969. The planned facility is considered more than adequate for a population between 30,000 and 40,000.

The library receives strong community support through a local organization, the Friends of the Fallbrook Library, who participated actively in the planning of the library. The Friends sponsor an annual book fair which usually raises about \$2,000 for the purchase of selected books.

Hospital Facilities

Approximately thirty percent of the population in the Fallbrook Planning Area is over forty-five years of age. Accordingly, the need for adequate local medical facilities is high because of the propensity of older citizens to require more medical care for longer periods.

The Fallbrook Planning Area is served by four hospitals, one of which is located in central Fallbrook. The Fallbrook Hospital has fifty beds, an intensive care unit, full laboratory facilities, X-ray rooms, inhalation facilities, and 24-hour emergency services. The hospital is currently "under utilized" i.e., the hospital has not had a full-capacity to this date. Ambulance service is provided by the Fallbrook Fire Department.

Palomar Hospital in Escondido has 306 beds, including 7 psychiatric beds. The hospital has full emergency services as well as full-staffed intensive care unit, coronary care unit, physiotherapy facilities, and X-ray facilities. The hospital has not had a maximum patient capacity in the past nor does it expect to reach such a condition under normal circumstances.

Tri-City Hospital, in Oceanside has 171 beds, a fully staffed acute care unit, surgical care unit, cardio-respiratory, X-ray and physiotherapy facilities with 24-hour emergency service. The hospital plans to expand into the last two floors of the hospital which are currently unfinished at this time.

The Naval Hospital at Camp Pendleton has a capacity of 325 beds. A new 600-bed hospital will be ready for use in mid-1974. It is expected that some of the out-patient load, principally obstetrics, will be handled by civilian facilities under CHAMPUS (the service version of Medicare) and will have an insignificant effect upon civilian facilities. Because Fallbrook has a retired service population, which would be expected to utilize base facilities, the pressure on civilian facilities will be proportionately lower.

Public Utilities

The San Diego Gas and Electric Company has been involved in the Fallbrook Plan from its inception. As a result, SDG&E has been able to successfully coordinate its planning with that of the citizens.

Indications are that San Diego Gas and Electric Company is engaged in advance planning to ensure that electrical capacity is available for the growth which is expected to occur in Fallbrook Planning Area during the life of the plan.

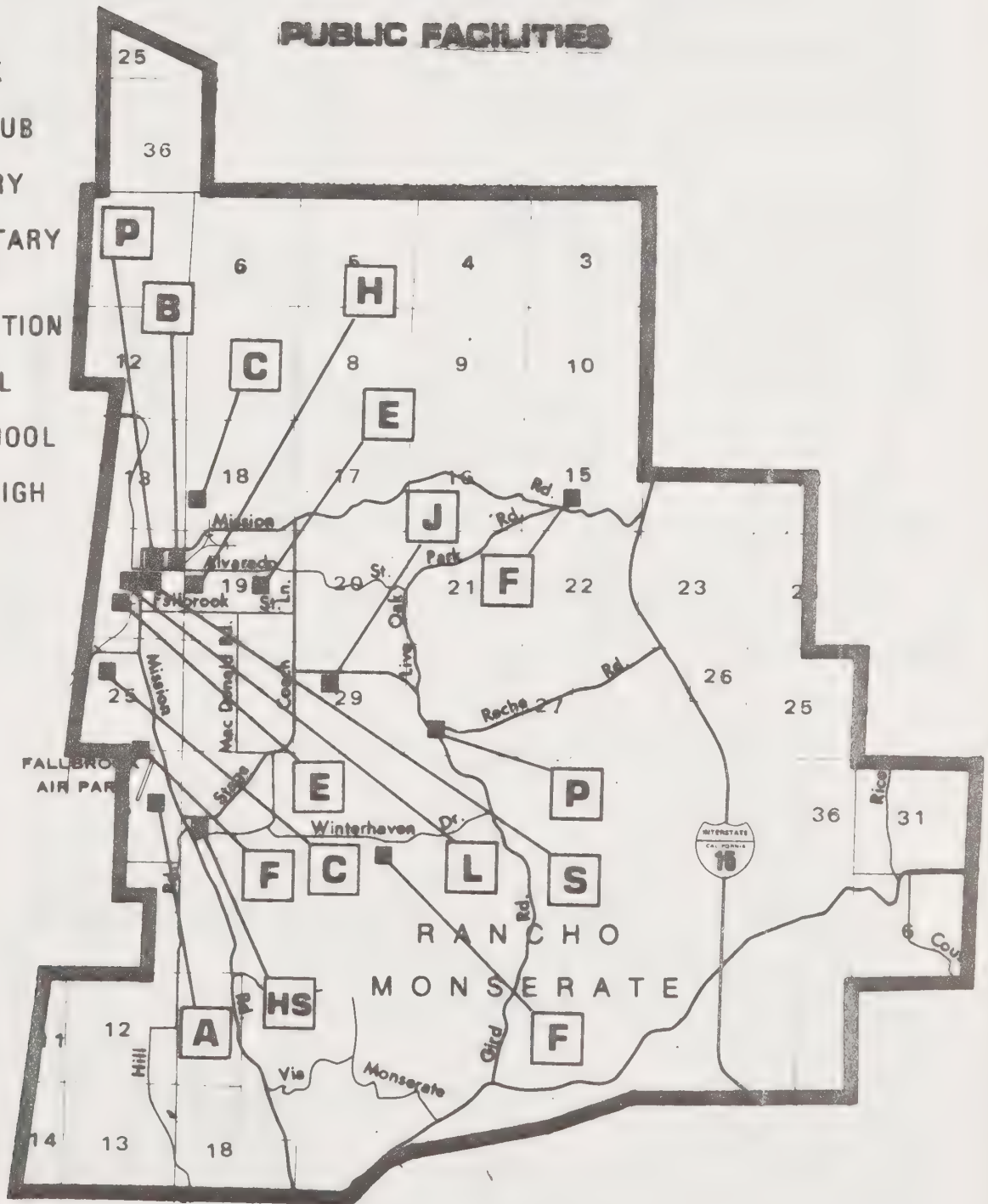
Current methods of supplying electrical power require overhead transmission lines. Use of steel poles in certain areas in lieu of lattice towers on high voltage lines has demonstrated a concern for the environment and aesthetic view points. The negative effects of electrical power transmission may be mitigated by placing towers and poles below ridge lines and by selecting routes which will have minimal adverse impact.

PARKS AND RECREATION ELEMENT

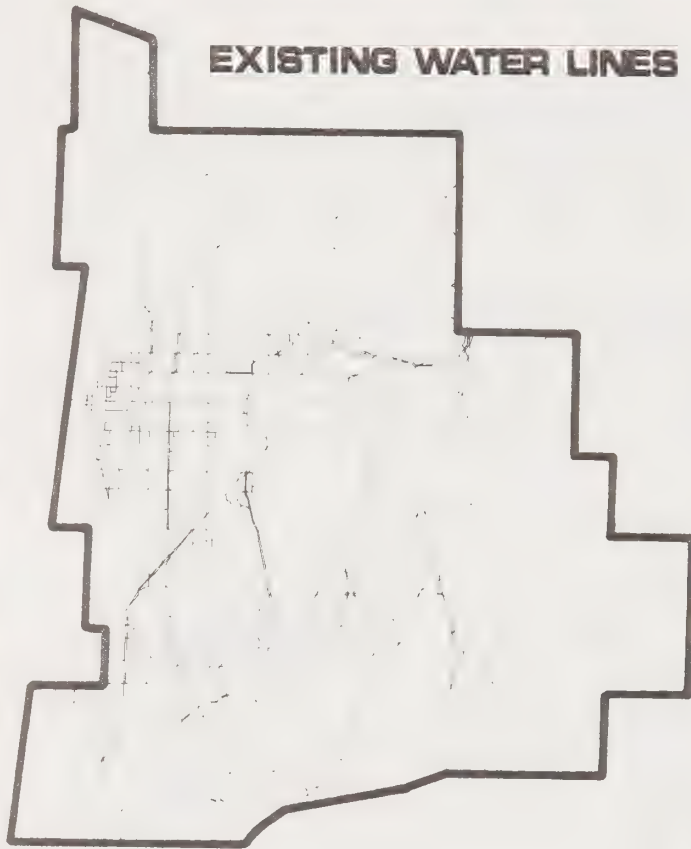
The parks and recreation goals of the Fallbrook Community Plan state in part that "...an essential goal to be met in Fallbrook is the provision of a well-balanced system of recreational facilities (public and private) to serve the entire area and meet the needs of all ages through both active and passive recreational opportunities."

PUBLIC FACILITIES

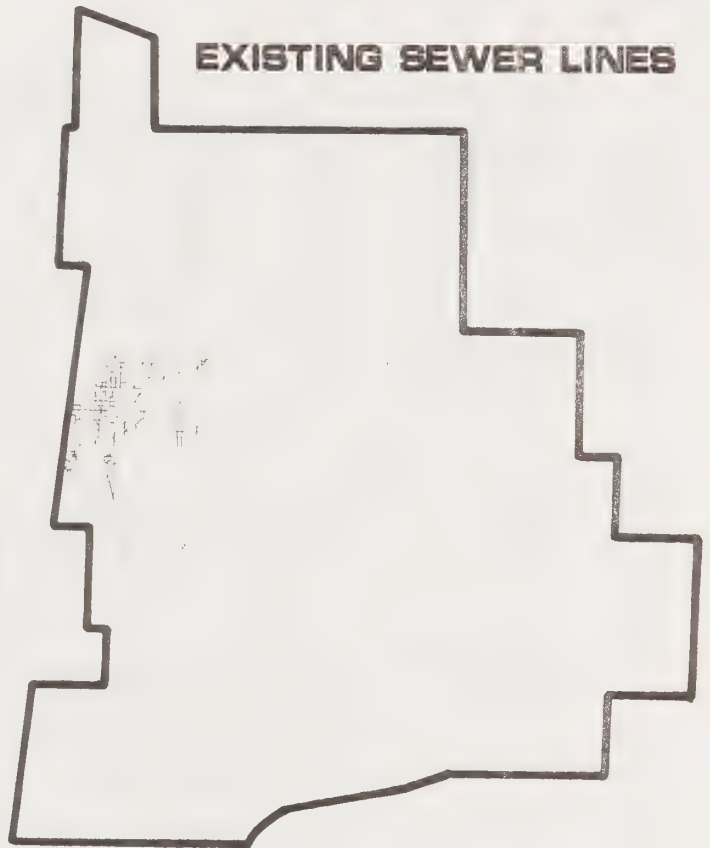
- A** - AIRPARK
- B** - BOYS' CLUB
- C** - CEMETERY
- E** - ELEMENTARY SCHOOL
- F** - FIRE STATION
- H** - HOSPITAL
- HS** - HIGH SCHOOL
- J** - JUNIOR HIGH SCHOOL
- L** - LIBRARY
- P** - PARK
- S** - SHERIFF



EXISTING WATER LINES



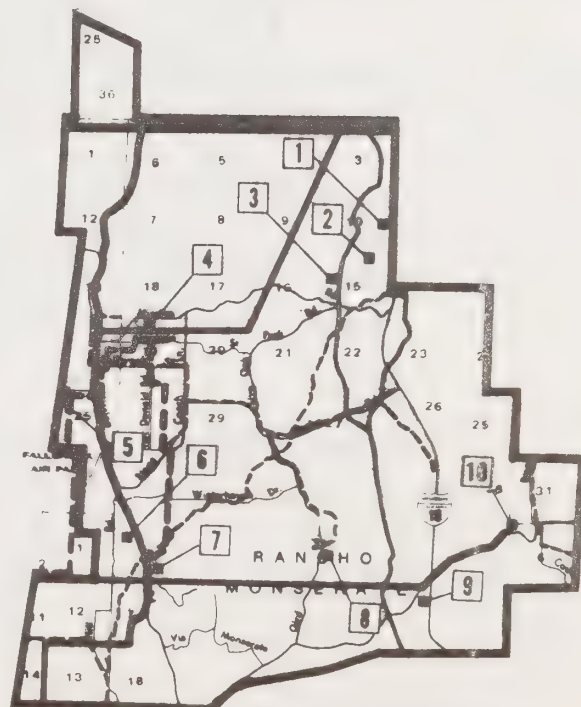
EXISTING SEWER LINES



PUBLIC UTILITIES

- ELECTRICAL LINES & R-O-W
- - - PROPOSED ('74-'75) ELECTRICAL LINES
- AQUEDUCT
- - - GAS LINES

- 1 RESERVOIR & PUMPING STATION
- 2 RESERVOIR
- 3 RESERVOIR & CHLORINATION PLANT
- 4 FALLBROOK SUBSTATION
- 5 SEWAGE TREATMENT PLANT
- 6 SEWAGE PUMPING STATION
- 7 MONSERATE SUBSTATION
- 8 SEWAGE TREATMENT PLANT
- 9 SEWAGE TREATMENT PLANT
- 10 PALA SUBSTATION

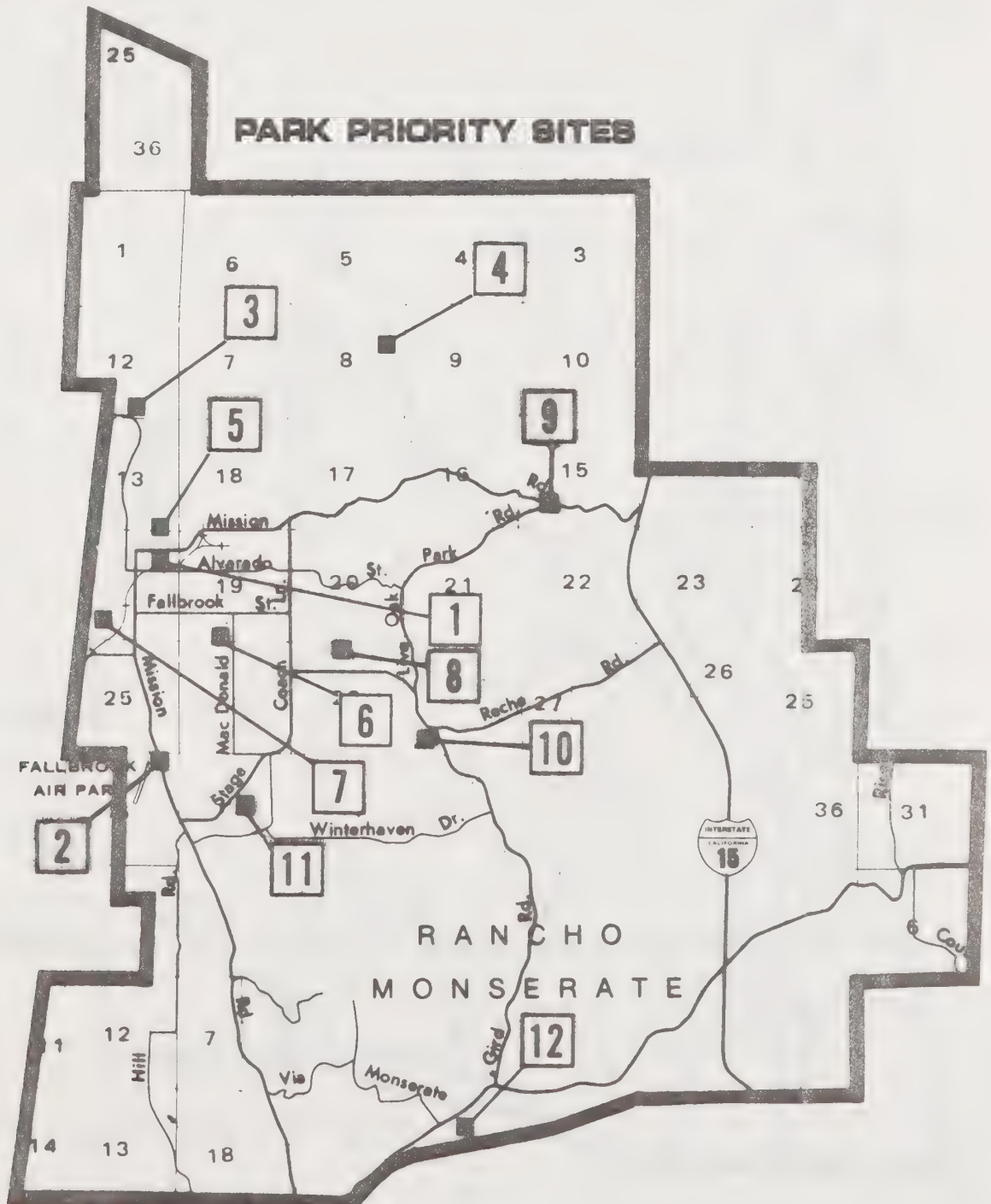


RECOMMENDED PARK PRIORITY SITES

The Fallbrook Citizens' Planning Group compiled the following prioritized list of park sites, accompanied with the map.

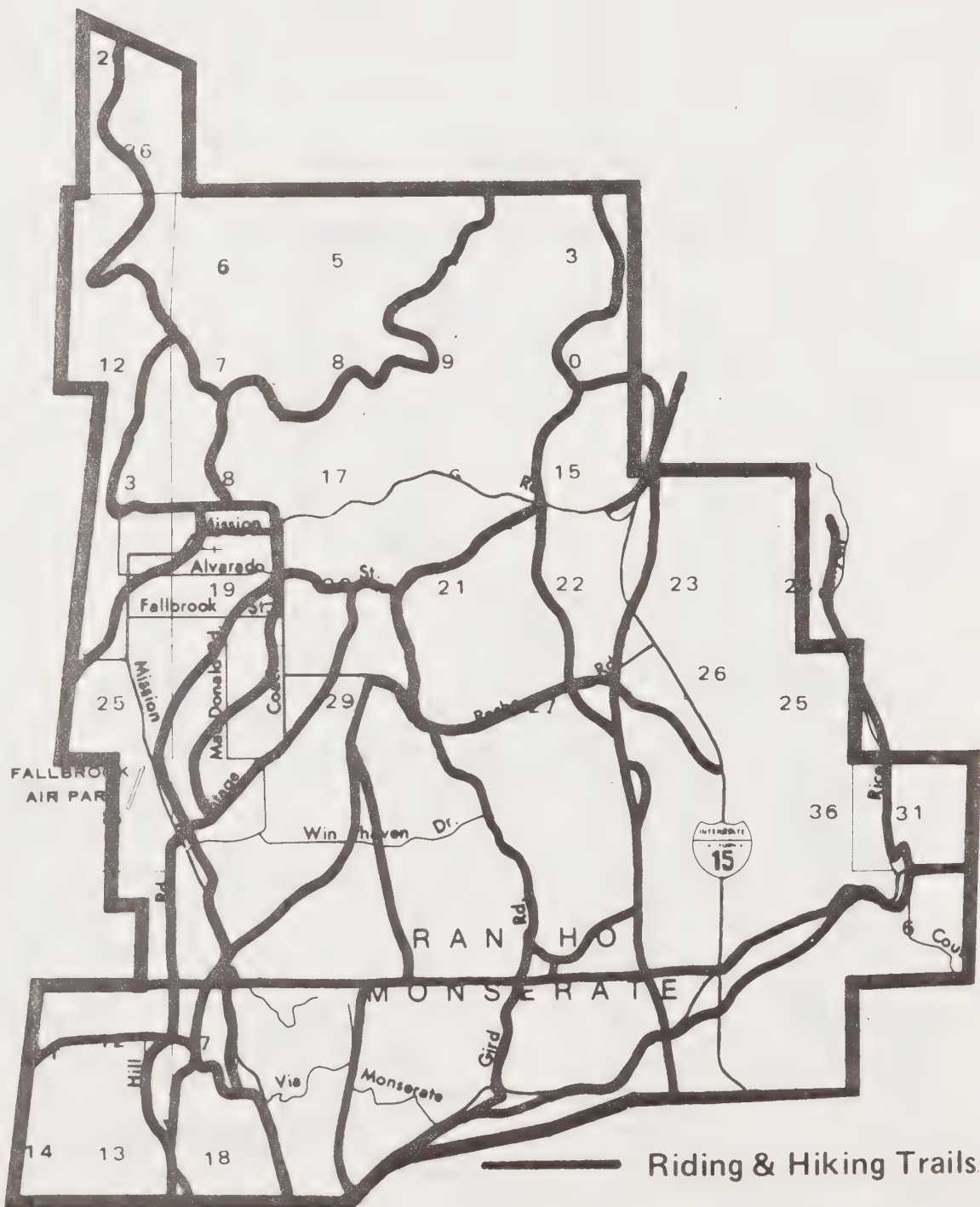
1. Town Center Park (as described in Implementation Section).
2. Parkway treatment—median strip, S. Mission Road, north of Stage Coach Lane.
3. De Luz Road; vicinity of Santa Margarita River.
4. Willow Glen Road; vicinity of Stage Coach

- Lane.
5. North section townsite; vicinity of Kentucky Street.
6. West of MacDonald Road; south of Fallbrook Road.
7. West end of Fallbrook Street, near Alturas Road.
8. Reche Road, south of Stage Coach Lane (opposite junior high school).
9. Live Oak Park Road at East Mission Road.
10. North and south extension of Live Oak Park Road.
11. East of Stage Coach Lane, northeast of high school.
12. South of Highway 76 near Via Monserate.



RIDING & HIKING TRAILS

In preparing the Riding and Hiking Trails Section, the Fallbrook Citizens' Planning Group noted that any system of trails should relate to the adopted Trails Subelement of the San Diego County General Plan.



Within the Fallbrook Planning Area, there is a high degree of public interest in parks and recreation. This interest is fostered by the great natural beauty of Fallbrook, with its green open space and broad mountain vistas. Together with a high degree of public interest is the desire to have some of that natural beauty withdrawn from private use and reserved for the future through the medium of the establishment of new parks or the expansion of existing sites.

Fallbrook considers that public parks are a community asset which will not only provide recreational areas for an expanding population but will also allow the preservation of certain selected areas of the community which are considered unique. It is recognized that the acquisition of property for parks and recreation is expensive and such acquisition will represent the actual degree of public concern and interest. However, the problem of park acquisition funding has been lessened by the recently instituted County program of providing funds for the local acquisition of park sites which is financed by fees paid by developers of private property. It is felt that an aggressive program of park site acquisition will be able to more than keep pace with future park needs.

Public parks and recreation facilities will be supplemented by private recreational facilities which will be operated under County permit and which will charge user fees.

The Fallbrook Plan indicates a need for additional park facilities to serve the anticipated increase in population. Five general categories of parks are expected to be developed in the future. These are: a regional park in the Santa Margarita river, which will be created by damming the west end of the river as it passes through the planning area; a town center park which will be located adjacent to already existing recreational facilities within a few blocks of the village center; scattered neighborhood parks of a small scale which will serve as areas for passive recreation; privately-owned recreational areas which provide recreational facilities of a specialized nature; and multiple use parks of less structured nature designed to take particular advantage of a unique setting while at the same time having the potential for future growth and expansion.

Implicit in any system of parks is the desirability of park use in conjunction with existing and future school playground facilities. These locales would be primarily for active recreational pursuits.

The Fallbrook Planning group has developed a priority listing of sites which would be highly desirable to acquire for parks. These sites have a unique character directly related to their physical surroundings. These locales would tend toward passive recreational pursuits in conjunction with the enjoyment of the natural setting. The subcommittee has also laid out a tentative system of riding and hiking trails.

FALLBROOK COMMUNITY PLAN - CIRCULATION ELEMENT

GOALS AND POLICIES

The overall objective of the Circulation Element of the Fallbrook Community Plan is to guide and encourage the development of a logical and balanced transportation network which will allow safe and efficient travel throughout this rural community. To achieve this end, the transportation network should:

Be designed to follow existing road alignments where possible;

Adequately accommodate automobile, public transit, and non-motorized modes of travel and

Encourage the preservation of the rural and agricultural character of the community.

Commercial Area

GOAL 1: Consideration should be given to the promotion of ideas that would reduce congestion and accommodate commercial areas.

Policy 1.1 - The County shall study and identify alternative funding methods to revise the on-street parking along main street.

Policy 1.2 - The central business area shall be signed to indicate a bicycle route which will avoid an auto-bicycle conflict.

GOAL 2: It is the desire of the community that all new off-street parking and loading facilities be designed in such a manner that the completed development presents an aesthetically pleasing appearance and provides for both adequate circulation and maintenance of these facilities including the maintenance of any landscape vegetation.

Policy 2.1 - The minimum requirements for both on-and off-street parking shall conform with the requirements of the appropriate County policy and/or ordinance.

Policy 2.2 - The requirements for loading space, screening, and landscaping of parking areas shall be as described in the County standards or other appropriate ordinance, as a minimum.

GOAL 3: Large new commercial development projects are encouraged to develop an off-street bus turn-out, or other suitable facility, in consort with the appropriate public carrier and the County Department of Transportation.

Residential Areas

GOAL 4: Local and residential roads should be designed and constructed so as to reflect the rural and agricultural character of the community.

Policy 4.1 - Local roads shall be designed with maximum emphasis on scenic beauty by following natural contours and avoiding extensive grading to the greatest possible extent.

GOAL 5: It is the desire of the community to maintain the presently existing rural agricultural appearance. Therefore, new residential developments are encouraged to provide adequate off-street parking areas for both residents and visitors.

Policy 5.1 - The minimum residential off-street parking requirements shall be as described in the applicable County ordinance or policy. Additional off-street parking in areas of existing or potential congestion are encouraged.

GOAL 6: New residential subdivision developments are encouraged to consider the appropriateness of incorporating a bus turn-out into the developments overall circulation network and to discuss this matter with both the appropriate public carrier and the County Department of Transportation.

GOAL 7: It is the intent of this plan to encourage the maintenance of the existing rural and agricultural character of the community. To achieve this goal, concrete curbs, gutters, and sidewalks shall be discouraged in the rural and agricultural portions of the planning area.

Policy 7.1 - Residential subdivisions creating lots of one-half acre or greater shall incorporate asphaltic berms, as necessary, in lieu of concrete curbs and gutters unless concrete curbs and gutters are required because of the grade of the road.

Recreation Areas

GOAL 8: Riding, hiking, and non-motor driven vehicle trails should not conflict with the rural and agricultural character of the community.

Policy 8.1 - Public trails shall not cross private agricultural lands, particularly avocado orchards.

Policy 8.2 - Public non-motorized trail systems shall be encouraged within new residential subdivisions. If possible, these trails should provide access to public transit facilities, schools, and shopping areas.

Policy 8.3 - A system of pedestrian trails and/or walkways should be designed in conjunction with all new construction in and around schools.

Policy 8.4 - Motorized vehicles, particularly motorcycles, shall be prohibited from all riding, hiking, and pedestrian trails and walkways and such trails and/or walkways shall be signed accordingly to indicate that motordriven vehicles are prohibited.

Access Roads

GOAL 9: It is the intent of this plan to limit community disruption and to reduce both noise pollution and traffic congestion by encouraging the development of a perimeter road system.

Policy 9.1 - Arterial roads should be designed to avoid residential neighborhoods and be routed around rather than through residential areas.

Policy 9.2 - The construction of new, or the upgrading of existing roads, as shown on the circulation element, shall not be accomplished until their need has been demonstrated to and evaluated by the Fallbrook Citizens Planning Group. This requirement shall be met by the annual review of the Department of Transportation's Six-Year Work Program.

Policy 9.3 - Roads shall be aligned to follow natural contours with minimum grading and minimum disturbance to the natural amenities of the community. As an example: roads through environmentally sensitive areas and areas of natural scenic beauty shall be avoided.

Policy 9.4 - "Truck Routes" shall normally be confined to prime, major, and collector roads and shall have signs posted accordingly. Through truck traffic shall be discouraged on local roads.

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CHAPTER 5

IMPLEMENTATION

ZONING MATRIX

The Government Code Section 65860 requires that the County Zoning Ordinance must be compatible with the objectives, policies, and general land uses and programs specified in the adopted General Plan. The attached matrix is the General Plan Zone Compatibility Matrix. For application to this plan, only those land use categories depicted on the community plan map are applicable. The matrix shows the zones which are compatible with the applicable land use categories. All zones have reference to The San Diego County Zoning Ordinance No. 1402 (New Series). In each land use category, a number of zones may be suitable to meet the intent of the Plan. These zones are shown as "*" or "0" depending upon the degree of compatibility of the uses permitted in the zone with the land use category. Additionally, the symbols ▲ and ● are used to indicate those zones that could be compatible as long as the development that occurs pursuant to their being provisionally granted and pursuant to the filing of a Final Subdivision Map does not exceed the maximum overall gross density permitted in the category.

EXPLANATION OF THE DEGREE OF COMPATIBILITY LEGEND ON THE MATRIX

- * Zones which are consistent with the Land Use Category.
- ▲ Zones which may be found provisionally consistent subject to the approval of a final map with a gross density not exceeding that permitted in the category and provided the following circumstances are met:
 1. Land not included within the clustered lots ~~wherever~~ clustering takes place is reserved for permanent open space, and an open space easement is granted to the County over such land; and
 2. In the absence of sewers, on-site sewage disposal systems can be approved by the Health Department for immediate and long term usage; and
 3. The proposed development will have no more serious effect on the natural environment than would an equivalent nonclustered development as would otherwise be permitted in the subject land use category; and
 4. The proposed clustered development, including the open space areas, does not exceed the overall density permitted without clustering in the existing land use designations; and

5. An adequate long term supply of groundwater resources is demonstrated and available. (This condition is only applicable where imported water is not available for the proposed project.)
- o Zones which may be found consistent under unique and unusual circumstances.
 - Zones which may be found provisionally consistent under unique and unusual circumstances subject to the approval of a final map with a gross density not exceeding that permitted in the category and provided the following circumstances are met:
 1. Land not included within the clustered lots wherever clustering takes place is reserved for permanent open space, and an open space easement is granted to the County over such land; and
 2. In the absence of sewers, on-site sewage disposal systems can be approved by the Health Department for immediate and long term usage; and
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 4. The proposed clustered development, including the open space areas, does not exceed the overall density permitted without clustering in the existing land use designations; and
 5. An adequate long term supply of groundwater resources is demonstrated and available. (This condition is only applicable where imported water is not available for the proposed project.)

CAPITAL IMPROVEMENTS

Implementation will affect public facility expenditures of the various Public Agencies operating within the planning area. During the course of the development of the plan, many meetings have been held with governmental agencies and special taxing districts in order to develop a clear understanding of the impact of growth upon the community, as well as to provide these public agencies with an indication of the desires of the citizens of Fallbrook. Annual review of capital improvement programs is expected to indicate that public projects are planned to meet the objectives of the plan. It is clear that implementation of this plan will require coordination between the local special districts and the Planning Commission and the Board of Supervisors.

Circulation

The citizens' planning group has worked very closely with the County Engineer and the State Department of Transportation regarding road improvements and the setting of priorities for those improvements. The County Engineer's current six year highway program reflects improvements which are in accordance with the recommendation of the Transportation-Circulation Subcommittee of the citizens' planning group. This class of improvement is the select road system which is maintained by the County through state gas tax monies and is subject

to constant review. The remaining class of street improvement is the local street system which is neither part of the select system nor of the Circulation Element of the County General Plan.

It is felt that there should be an ongoing program of street parkway tree planting. This program will require the earnest cooperation of the private citizens of Fallbrook as well as those in the business community. The program of street planting is a source of pride to the entire community and therefore the plan suggests the modification of existing County ordinance which will require parkway tree planting in new subdivisions.

Major shifts in transportation modes in the future may in fact give greater emphasis to means of travel for which little or no funds are presently allocated. When the plan is updated in five years, this section may include a wide range of capital improvement projects from bicyclic trails to mass rapid transit systems.

Schools

Fallbrook is served by the Fallbrook Union High School District, the Fallbrook Union School District, the Bonsall Union School District, the Vallecitos Union School District, and Palomar Community College. These institutions are responsible for their own site acquisition, building construction, and personnel staffing for which they do their own capital improvements programming. The Fallbrook plan provides data and makes forecasts that will be helpful in converting these programs into reality, in accordance with the community goals and the wishes of the community. All school districts have reviewed the plan and have assisted in selecting a general site location shown on the map. It is considered desirable that school facilities be used in connection with public park uses. In order to realize this, it may be necessary to establish a local park planning district to pay a portion of the maintenance of the school facilities, in order that the entire burden not fall upon the school districts.

Fallbrook Union School District

Based on the plan production of approximately 36,000 the districts project a need for three additional K-6 schools and one junior high school by 1990. Expansion of the present junior high school will allow it to accommodate growth through 1980. Proposed sites are shown on the Plan Map.

Fallbrook Union High School District

It is expected that funds will be available to expand the existing high school from its present capacity of 1,600 pupils to the designed capacity of 1,800. Construction of these additional facilities is expected to cost \$500,000 and to be completed by the end of 1974.

This second high school site is located on Gird Road. The new facility is expected to satisfy enrollment needs through 1984.

The Bonsall School District has plans in the foreseeable future to locate two elementary schools in the vicinity of Highway 76 and Interstate 15 as detailed plans for the Planned Village areas become more finalized. The absence of plant facilities in this area will require considerable capital investment to meet projected enrollment needs.

The Vallecitos School District did not indicate any need for plant facilities within the plan area boundaries.

Fire Protection

Fire protection is provided by the Fallbrook Fire Protection District and the State Division of Forestry. The Fallbrook Fire Protection District maintains a full-time station in the town center (headquarters station) and in the south-central portion of the planning area. Each station maintains dual purpose brush/structural equipment. In addition, the headquarters station provides rescue and ambulance service.

The State Division of Forestry maintains two full-time stations which serve the planning area, one in the eastern portion of Fallbrook and one south of the planning area off Interstate 15. In addition the SDF mans lookout towers in the area during the fire season. The SDF has no plans for facilities expansion in the foreseeable future.

Police Facilities

The Sheriff's Department has conducted a profile study on the Fallbrook area in support of its own Five Year Plan.

Based on this study they have concluded that the Team Policing Station previously planned in the 1974-75 Budget would adequately meet the needs of the area for the next five years. This team policing concept would augment the current Fallbrook office to a staff complement of about 13 with 7 vehicles and would provide twenty-four hour law enforcement support from the existing facilities. Costs for this service are general fund expenditures of the County Budget.

The Sheriff's department will continuously evaluate the effectiveness of the operation, crime statistics, population trends, etc., and should the situation warrant it and budgetary constraints permit it, would consider later expansion to patrol station status, consistent with its Long Range Plan and the needs of the community.

Parks and Recreation

The entire Fallbrook area is now served by Live Oak County Park which provides picnic facilities and camping facilities for groups in a rural setting. Live Oak Park is located quite some distance from the town center.

It is anticipated that the proposed Santa Margarita Reservoir will be developed as a regional park which will be available for a wide variety of recreational activities including overnight camping, tent camping, boating, fishing, and swimming.

In keeping with the "town center" concept, an area contiguous with the central business district should be developed in a manner, which enhances the village atmosphere. A central park would make a significant contribution to that atmosphere, and also afford a resting place and picnic area for local shoppers and for tourists visiting the village.

Current County regulation (Park Lands Dedication Ordinance) provides funds for the purchase and acquisition of park property and provides that the funds be spent in the area from which they are collected. It is anticipated that a program for acquisition of park sites in Fallbrook will commence in the near future.

Flood Control

It is the responsibility of government to protect life and property by controlling development in lands subject to inundation.

The floodplain of major significance in the Fallbrook Planning area is the San Luis Rey River on the southern boundary of the planning area adjacent to State Highway 76. Of secondary importance is the floodplain on the east side of Gird Road. There are numerous other creeks and streams within the planning area for which complete data has not been mapped. It is the desire of the community that these creeks and streams be left as much as possible in their natural state. It is expected that floodplain regulations in conjunction with a golf course or similar recreation facilities such as equestrian or hiking trails will be encouraged.

Water Facilities

Water service is provided by Rainbow Municipal Water District and Fallbrook Public Utility District. A bond issue was passed in 1973 which raised six million dollars for the expansion of Rainbow's water facilities. This expansion is expected to suffice for 8 to 10 years, after which time additional financing will be sought. Fallbrook Public Utility District has a program of incremental expansion which is financed by a charge per acre connection fee. Both districts regard their capacity to accommodate anticipated growth as sufficient. Agriculture is the major use of water in the planning area and causes some problems because of a fluctuating water demand. The drip irrigation system, which is

becoming more prevalent in agriculture in the planning area, has the beneficial effect of reducing the demand for water as it uses 50% less water and reduces fluctuations. In addition, as more and more agricultural acreage is converted to residential use, there is a similar drop in water demand and a reduction in fluctuations.

Sewer Facilities

The Fallbrook Planning Area is located within the Santa Margarita -- San Luis Rey River watershed which is the subject of a study by the Joint Administration Committee which represents all water and sewer districts within each watershed. The study is to yield a comprehensive water and sewer facility control plan for both river basins.

The eastern half of the Fallbrook Planning Area receives sewer service from the Rainbow Municipal Water District. An interceptor sewer line is currently under construction which will carry sewage from the Bonsall area and from the Fallbrook Country Club area to Oceanside for treatment. The 1.5 million dollar project is scheduled for completion in 1974.

Growth which is projected to occur in the area of Interstate 15 and Highway 76 will be accommodated by Rainbow's Plant "B," which is presently underutilized, but which will have to be expanded as growth actually occurs.

Fallbrook's townsite sewer service is provided by the Fallbrook Sanitary District. Sewerage capacity is considered adequate for the next 3 to 8 years. In cooperation with the watershed planning agency, Fallbrook Sanitary District will construct an outfall line to the San Luis Rey River valley to connect to another land outfall line which will carry treated effluent to the City of Oceanside's ocean outfall. This project is expected to be complete in 5 to 8 years, and is estimated to cost 3 - 5 million dollars, of which Fallbrook Sanitary District's share would be \$750,000. Concurrently, existing sewage treatment plants will be expanded to accommodate projected growth. Capacity will be more than adequate for the plan population.

Public Utilities

A new electrical distribution substation will be constructed by the San Diego Gas and Electric Company in 1975. It will be served by two transmission lines from the existing Monserate Substation, the first of which will be completed in 1974 while the second will be constructed in 1975. Additions will be made to this initial installation as they are required by the load growth of the Fallbrook area. By 1980 there will also be appropriate expansion to meet the bulk power needs of the system. San Diego Gas and Electric Company estimates the peak electrical demand in 1990 at 80,000 kilovolt amperes.

Where appropriate, the San Diego Gas and Electric Company has agreed to permit regulated use of its fee-owned utility corridors for non-motorized riding and hiking trails. Such use would require proper agreements to indemnify San Diego Gas and Electric Company of possible liability involved.

It is felt that, with the exception of one potential future main, gas service can be extended to all other areas of Fallbrook by merely extending the existing distribution system, such extensions to be made along public roads utilizing existing franchise rights. San Diego Gas and Electric Company estimates that in 1990, 36,000 people will use approximately 15,900,000 therms (one therm equals 100,000 Btu's) per year. These energy demands are average for a rural residential community.

As the community grows, Pacific Telephone will meet increasing telephone service requirements through expansion of its existing central office and outside plant.

Cable Television

Cable television provides an alternative means of receiving broadcast television signals in areas where over-the-air reception of these signals is inadequate due either to distance from the transmitting site or the local terrain. Cable television operators in unincorporated areas are licensed and regulated by the County Board of Supervisors. One licensed cable television operator, Pala Mesa Cablevision, is currently serving about 1,800 subscribers in the Fallbrook area primarily in the central and Pala Mesa Country Club sections.

In addition to improved broadcast reception, cable television offers the prospect of a community level communications network. Programs originated at the studio of the cable television operator can be tailored to the needs and interests of the community audience.

Future developments in cable television may enable the cable, through temperature and pressure sensors, to serve as a fire alarm and burglar alarm system and as a device for automated meter reading.

The production of video programming is a complex task which often retards local use of cable television. However, Fallbrook Union High School presently has a well equipped studio and through their classes in television technology have been producing a morning news program for the students.

(Rev. August 1, 1977)

NOTES

1. In all residential categories with fractional densities, PRD and PMD Zones at all next higher whole number are compatible up to 30 for PRD and up to 8 for PMD.
2. Conditions under which clustering is permitted are as follows:
 - a. Land Not included within the clustered lots wherever clustering takes place is reserved for permanent open space, and an open space easement is granted to the County over such land; and
 - b. In the absence of sewers, on site sewage disposal systems can be approved by the Health Department for immediate and long term usage; and

- c. The proposed development will have no more serious effect on the natural environment than would an equivalent nonclustered development as would otherwise be permitted in the subject land use category; and
- d. The proposed clustered development, including the open space areas, does not exceed the overall density permitted without clustering in the existing land use designations; and
- e. An adequate long term supply of ground water resources is demonstrated and available. (This condition is only applicable where imported water is not available for the proposed project).

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